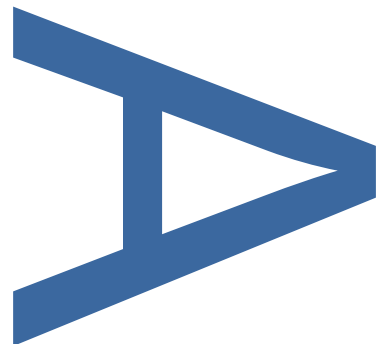
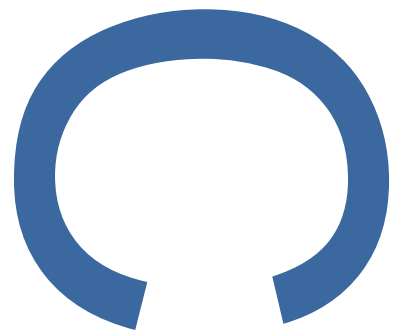


**HERITAGE STATEMENT FOR
LAND AT REDGATE MILL,
TWINEHAM,
HAYWARDS HEATH,
WEST SUSSEX,
R17 5NP**



PCA REPORT NO: R18609

AUGUST 2026

PRE-CONSTRUCT ARCHAEOLOGY

Heritage Statement for Land at Redgate Mill, Twineham, Haywards Heath, West Sussex R17 5NP

Local Planning Authority: Mid Sussex District Council

Central National Grid Reference: TQ 25691 19937

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DOCUMENT VERIFICATION

Site Name

Land at Redgate Mill,
Twineham,
Haywards Heath,
West Sussex
R17 5NP

Type of project

Heritage Statement

Quality Control

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CONTENTS

1	NON-TECHNICAL SUMMARY	4
2	INTRODUCTION	5
3	THE SITE AND THE PROPOSED SCHEME	10
4	PLANNING BACKGROUND	12
5	ASSESSMENT METHODOLOGY	17
6	HISTORICAL BACKGROUND	21
7	HERITAGE ASSETS	25
9	ASSESSMENT OF SIGNIFICANCE	26
10	HERITAGE IMPACT ASSESSMENT	31
11	CONCLUSION	33
12	BIBLIOGRAPHY	35
13	ACKNOWLEDGEMENTS	37
14	HISTORICAL PLATES	38
15	PLATES	42
16	APPENDIX 1: CONSERVATION OFFICER'S CONSULTATION RESPONSE	55
17	APPENDIX 2: DEFINITIONS	60

FIGURES

Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: Designated heritage assets showing Plate Locations

Figure 4: Saxton's Map of Kent, Sussex, Surrey & Middlesex, 1575

Figure 5: John Norden, Map of Sussex, 1595

Figure 6: Richard Budgen, An Actual Survey of the County of Sussex, 1724

Figure 7: Gream, Gardener & Yeakell, 1795

Figure 8: Ordnance Survey Old Series (1 inch), Surveyed: 1797-1810, Published: 1813

Figure 9: Greenwood, 1825

Figure 10: Twineham Parish Tithe Map, 1842

Figure 11: Ordnance Survey (6 inch), Surveyed: 1874-75, Published: 1879

Figure 12: Ordnance Survey (25 inch), Revised: 1896, Published: 1897

Figure 13: Ordnance Survey (25 inch), Revised: 1909, Published: 1910-1911

Figure 14: Ordnance Survey (1:2,500), Revised: 1956, Published: 1957

Figure 15: Ordnance Survey (1:2,500), 1974-75

Figure 16: Ordnance Survey (1:10,000), 1993-94

Figure 17: Proposed Development

Figure 18: Proposed Floorplan & Elevations

1 NON-TECHNICAL SUMMARY

- 1.1.1 This Heritage Statement was commissioned by Scott Taylor Garden Design Limited to accompany a planning application (DM/26/0604) for '*Proposed construction of an ancillary rural pavilion, installation of a low-level timber maintenance boardwalk, formation of informal gravel maintenance paths, retrospective completion and retention of wildlife pond and associated ecological enhancements. Associated change of use of land to ancillary residential and ecological use*' at Redgate Mill, Twineham, Haywards Heath, West Sussex R17 5NP.
- 1.1.2 No designated or non-designated heritage assets lie within the Site. The Site does not lie within a World Heritage Site, Scheduled Monument, Protected Wreck Site, Registered Battlefield, Registered Park and Garden or conservation area. However, the proposals may impact upon the setting, and therefore significance, of designated and non-designated heritage assets within the vicinity.
- 1.1.3 Having considered distance, screening from vegetation, intervening development, historical association and intervisibility of the Site and heritage assets in the vicinity; the Grade II Listed Park Farmhouse (NHLE: 1181902), Grade II Listed Twineham War Memorial (NHLE: 1471144), non-designated Twineham Church of England School and non-designated Red Gables (former Post Office) were scoped out of the assessment.
- 1.1.4 The Assessment of Significance found the Grade II* Listed Slipe (NHLE: 1025584), curtilage listed former barns at Slipe Farm and Grade I Listed Parish Church of St Peter (NHLE: 1284819) to be of high significance and the Grade II Listed Old Rectory (NHLE: 1025581) to be of medium significance.
- 1.1.5 The heritage impact assessment found that the significance of effect of the change of use of the Site from agricultural field/meadow to ancillary residential and ecological use upon the significance of Grade II* Listed Slipe and curtilage listed former barns at Slipe Farm would be negligible/very minor adverse. In terms of the NPPF, the change would result in very minor '*less than substantial harm*' to the significance of the listed and curtilage listed buildings, through changes to their setting and at the lowermost end of the spectrum.
- 1.1.6 The significance of effect of the change of use of the Site from agricultural field/meadow to ancillary residential and ecological use upon the significance of the Grade I Listed Parish Church of St Peter and Grade II Listed Old Rectory would be negligible adverse and negligible adverse/neutral, respectively. In terms of the NPPF, the change would result in negligible '*less than substantial harm*' to the significance of these two listed buildings, through changes to their setting within the village as a whole and at the lowest end of the spectrum.

2 INTRODUCTION

2.1 Project background

- 2.1.1 This Heritage Statement was commissioned by Scott Taylor Garden Design Limited in connection with a proposed landscape scheme at Redgate Mill in Twineham, Haywards Heath, West Sussex, R17 5NP which is centred on Ordnance Survey National Grid Reference (NGR) TQ 25691 19937 (**Figures 1 and 2**).
- 2.1.2 The site is located within the small village of Twineham, approximately 3.6 km to the west of Burgess Hill and 7.5 km southwest of Haywards Heath (**Figure 1**). It comprises an irregular shaped parcel of land to the west of Twineham Lane, and forms part of the grounds of a modern house, Redgate Mill (**Figure 2**).
- 2.1.3 A planning application (DM/26/0604) was submitted to Mid Sussex District Council on 9th March 2026 for '*Proposed construction of an ancillary rural pavilion, installation of a low-level timber maintenance boardwalk, formation of informal gravel maintenance paths, retrospective completion and retention of wildlife pond and associated ecological enhancements. Associated change of use of land to ancillary residential and ecological use*' at Redgate Mill, Twineham Lane, Twineham, Haywards Heath, West Sussex RH17 5NP.
- 2.1.4 Emily Wade, Conservation Officer at Mid Sussex District Council commented on the application on 16th June 2026. Her full response is appended to this report at **Appendix 1**. To summarise, she requires a Heritage Statement to accompany the planning application, which considers the impact of the proposal, through setting, on the special interests of all of the adjacent listed buildings and non-designated heritage assets. It should consider all of the works which have taken place or are proposed and needs to mention the change of use of the land. It needs to be prepared in accordance with the staged approach to heritage assessment set out in Historic England guidance GPA Note 3 '*The Setting of Heritage Assets*'.
- 2.1.5 This Heritage Statement therefore considers the potential impacts and effects of the proposals upon the setting and hence significance of heritage assets in the vicinity of the Site including Grade II* Listed Slipe, curtilage listed courtyard farm buildings to the east of Slipe, Grade II War Memorial, Grade II Park Farmhouse, Grade II Old Rectory, Grade I Listed Parish Church of St Peter and two non-designated heritage assets: Twineham School and Red Gables (a former 19th and early 20th century Post Office) (**Figure 3**). This assessment was undertaken in accordance with Historic England guidance GPA Note 3 '*The Setting of Heritage Assets*' and with the requirements of the National Planning Policy Framework (NPPF).

2.2 Statutory designations

SLIPE, TWINEHAM LANE (Formerly listed as: SLIPE FARMHOUSE)

28-OCT-57

Grade II*

House, formerly farmhouse.

The main range is an early C15 open hall with west late C15 solar wing. In the C16 the open hall was ceiled over and a chimneystack replaced an earlier smoke bay. The building was restored in the 1920s and late 1940s with the addition of porches to the north wing and east side which are not of special interest. The late C20 conservatory to the south west is also not of special interest.

MATERIALS: Timber framed with brick or plastered infill with Horsham stone slab roof, gabled except for the east end, which is half-hipped, and tall off central brick chimneystack and external brick chimneystack.

PLAN: Originally a rectangular plan of two bay open hall with two storey west solar and east service wing. A later C15 two bay solar L-wing was added to the west (half since removed), the service wing extended by one short bay and a lean-to extension added to the eastern part of the south side. The open hall was ceiled over in the late C16 and a chimneystack inserted, replacing an earlier smoke bay.

EXTERIOR: The north side of the main house has exposed timber-framing, mainly box framing but some close-studding to the ground floor of the eastern service bay. The irregular fenestration is mainly of C20 casements with diamond leaded panes but there is an earlier projecting first floor triple casement to the left of the doorcase with moulded base, supported on a carved bracket. The doorcase to the left of the chimneystack is of durns with a C20 plank door. The east end first floor and attic storey has late C16 or early C17 box framing but the ground floor has earlier close-studding. The south side has two C20 casement windows but further east is a catslide roof down to the ground floor, which has further C20 casements. The west side has jowled corner posts and sawn through curved downbraces, the bottoms removed to insert late C16 box framing but some close-studding survives on the ground floor. The late C15 projecting western solar wing has exposed timberframing with red brick infill. The east side has two first floor tension braces and some close-studding to the ground floor. The west side is separately framed from the original house and it has some C16 brickwork and a small external brick chimneystack. The north gable has jowled end posts but a further bay was demolished.

INTERIOR: The ground floor eastern end retains C15 ceiling beams and the service end and the east end wall of the former open hall have a series of pargetted wattle and daub panels with various combed motifs. The two ground floor rooms, formerly the open hall, have C16 stop chamfered spine beams and floor joists. The eastern hall bay has a ten foot wide open fireplace with wooden bressumer and narrow brickwork with spice holes and circular breadoven. The western hall bay has an eight feet wide open parlour fireplace with wooden bressumer and stone and brick surround. The west wall has a late C16 plank and muntin screen. The west or solar end has ceiling beams of square section. The east side and solar wing have C17 or C18 wooden winder staircases with central newel posts, the attic stair on the east side now blocked. There is no direct communication between the east and west upper floors. The first floor main range and west solar wing are separately framed. The north solar wing has an arched brace and two crownposts of square section, with head braces to the southern one and there are original floorboards. Over the former

open hall are further square section crown posts with head braces and downbraces. The western bay has a wide studded plank door on pintle hinges. There is a late C16 or early C17 fireplace with wooden bressumer and brick surround in the eastern bay of the former open hall. Smoke blackening and reused original rafters are reported to the roof structure.

HISTORY: The building dates from the early C15 and was originally was an open hall which had a later C15 solar wing added to the east. According to the Victoria County History Slupe was owned in the C16 by the family of Pycombe and during the whole of the C17 by the Agates, although actually occupied from at least 1665 by James Cripps. In 1714 it passed to James Wood of Hickstead and belonged to the Hickstead estate.

SOURCES: Victoria County History. Sussex. Volume 7. L F Salzman (editor) 1940. p. 186-191. Nairn and Pevsner "Buildings of England. Sussex" 1965. p. 614.

REASONS FOR DESIGNATION Slupe, Twineham Lane, Twineham is designated at Grade II* for the following principal reason:

* it is of more than special interest because it has a substantially intact timber frame of early C15, late C15 and C16 date including box framing and close-studding, a complete Horsham stone slab roof and durns to the main entrance.

* the interior has an exceptional number of pargetted wattle and daub panels, a plank and muntin screen, winder staircases and two crown post roofs, one early C15 and one late C15.

Sources

Books and journals

Salzman, L F, *The Victoria History of the County of Sussex - The Rape of Hastings - Volume 09*, (1937), 186-191

Pevsner, N, Nairn, I, *The Buildings of England: Sussex*, (1965), 614

PARK FARMHOUSE, TWINEHAM LANE

Grade II

Timber-framed home of circa 1600, now fronted with red brick on ground floor and tile-hung above. Casement windows. Doorways with lead ogee-shaped canopy over. Two storeys. Four windows. West wing C19 addition.

THE OLD RECTORY, CHURCH LANE, TWINEHAM

Grade II

Early C19. Two storeys. Three windows. Stuccoed, ground floor rusticated. Stringcourse. Wide eaves bracket cornice. Slate roof. Central window-bay projects slightly with pediment over. Glazing bars intact. Porch of solid type. Later recessed service wing to north-east.

THE PARISH CHURCH OF ST PETER, CHURCH LANE, TWINEHAM

28/10/57

Chancel, nave, south porch and west tower with broached shingled spire. Early C16. Simple vernacular village church of red brick with Horsham slab roof. Grade I for the rarity of small early C16 churches.

TWINEHAM WAR MEMORIAL, JUNCTION OF HICKSTEAD LANE AND TWINEHAM LANE, TWINEHAM

Summary

First World War memorial. Unveiled by March 1920.

Reasons for Designation

Twineham War Memorial, situated at the junction between Hickstead and Twineham Lanes, is listed at Grade II for the following principal reasons:

- * *Historic interest: as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20;*
- * *Architectural interest: as an elegant and well-proportioned example of a Celtic cross memorial displaying good quality materials and fine craftsmanship.*

History

The aftermath of the First World War saw the biggest single wave of public commemoration ever with tens of thousands of memorials erected across England, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss.

One such memorial was erected in Twineham in memory of the seven named local men who were killed during the First World War.

Twineham War Memorial was proposed in early 1919 and built by B and W Bennett stonemasons. The memorial was paid for by public subscription and the land was donated by Lt. Col. R.W. McKergow who lived at Twineham Grange and whose eldest son is commemorated on the memorial. The memorial was in place by March 1920 and the land then given to the Parish Council.

In 2015 restoration work to clean and repoint the memorial was undertaken.

Details

MATERIALS: Petershead pink granite cross, Yorkstone plinth.

DESCRIPTION: Twineham War Memorial stands within a small roadside garden located to the east of the junction between Hickstead Lane and Twineham Lane, formerly known as Slipe Corner

in Twineham, West Sussex. The memorial comprises a decorated Celtic cross in pink Petershead granite stone which rises from a Yorkstone plinth. The memorial commemorates the seven men who died in the First World War with incised inscriptions on the west face of the stepped base of the cross. The incised dedication reads FOR KING AND COUNTRY/ TO THE HONOURED AND LASTING/ MEMORY/ OF THE MEN OF TWINEHAM/ WHO FELL IN THE GREAT WAR 1914-19. Below the list of names is the dedication FAITHFUL UNTO DEATH.

This List entry has been amended to add sources for War Memorials Online and the War Memorials Register. These sources were not used in the compilation of this List entry but are added here as a guide for further reading, 4 October 2017.

Sources

Websites

War Memorials Online, accessed 4 October 2017 from

<https://www.warmemorialsonline.org.uk/memorial/152906>

War Memorials Register, accessed 21 February 2017 from

<http://www.iwm.org.uk/memorials/item/memorial/16774>

3 THE SITE AND THE PROPOSED SCHEME

- 3.1.1 Satellite images (**Historical Plates 2 to 3**) show that the Site was A green field before Redgate Mill was built in 2018 (**Historical Plate 4**). Modern residential buildings lie to the immediate north (Redgate Mill) and southwest (Beechurst) of the Site (**Figure 2**). Twineham Lane lies to the southeast of the Site with agricultural fields to the northwest. A tributary stream from the River Adur flows along the northwestern boundary of the Site.
- 3.1.2 The site visit showed that the grass within the Site had been cut (**Plates 1, 2, 3 and 6**). The Site is bounded by tall hedgerows and mature vegetation (**Plates 1 to 6 and 8**). The proposal is to retain the existing vegetation.
- 3.1.3 Works that have taken place within the Site include the following:
- A solar panel array (**Plate 4**) and solar power electrical shed by 2025 (**Historical Plate 7**) and shown as existing on the Proposed Development Plan (**Figure 17**)
 - A wildlife pond has been created in the western corner of the Site (**Figure 17; Plates 4 and 8**). The pond currently has lilies growing in it and some large, rounded pebbles have been placed around it and are visible within the pond where it is shallower.
 - An area has been prepared for the ancillary pavilion near the wildlife pond in the western corner of the Site (**Figure 17; Plate 5**).
 - A timber bridge connecting the house with the Site has been built over the stream (**Figure 17; Plates 2 and 6**).
 - Part of the hedge row along Twineham Road (towards the southern corner of the Site) has been temporarily removed to provide access for the works to create the pond, pavilion, boardwalk etc and will be reinstated on completion.
- 3.1.4 Works that are proposed within the Site include the following:
- A single storey pavilion with horizontal timber weather boards, two bifold doors, a mono-pitched roof and have three internal rooms: a large central room and a small room at each end is proposed (**Figure 18**). It is proposed to use the pavilion used for storage and shelter, (which will also house the filtration system for the pond).
 - A low-level timber maintenance boardwalk is proposed in front (north-east) of the pavilion and bordering the pond (**Figure 17**).
 - A gravel maintenance path is proposed from the house (Redgate Mill) and around the wildlife pond (**Figure 17**). It will use the timber bridge shown in **Plates 2 and 6**.
 - New wildflower mounds will be added to the southeast of the pond (**Figure 17**).
 - A football area is proposed in the northeastern part of the Site (**Figure 17**).
- 3.1.5 The assessment for this Heritage Statement considers that the Site is a green field before any

changes have taken place.

4 PLANNING BACKGROUND

4.1 Introduction

- 4.1.1 National legislation and guidance relating to the protection of historic buildings and structures within planning regulations is defined by the provisions of the Town and Country Planning Act 1990. In addition, local planning authorities are responsible for the protection of the historic environment within the planning system and policies for the historic environment are included in relevant regional and local plans.

4.2 Legislation and planning guidance

- 4.2.1 Statutory protection for historically important buildings and structures is derived from the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act places a duty upon the local planning authority in determining applications for development affecting listed buildings to pay special regard to the desirability of preserving the building and their setting. Under section 72, the Act also requires that special attention be given to preserving or enhancing the character or appearance of a conservation area. There is no equivalent statutory duty for the preservation and or enhancement of a registered park and garden of special historic interest.

4.3 National Planning Policy

The National Planning Policy Framework

- 4.3.1 The National Planning Policy Framework (NPPF) defines national policy relating to heritage and archaeology. The NPPF was adopted in 2012 and subsequently revised in July 2021, 2023, 2024 and February 2025. In summary, the NPPF provides a framework that

(1) protects nationally important designated Heritage Assets and their settings,

(2) in appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions to be made regarding the historic environment and

(3) provides for the investigation, by intrusive or non-intrusive means, of sites not significant enough to merit in-situ preservation.

- 4.3.2 Among the Core Principles that inform the NPPF is a requirement to conserve heritage assets in a manner appropriate to their significance, regardless of the type of asset under consideration and regardless of the planning consent being sought.

- 4.3.3 Chapter 16 of the NPPF concerns the conservation and enhancement of the historic environment, with the following statements being particularly relevant to the proposed development:

207. 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.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

212. 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 4.3.4 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.

4.4 Local Planning Policy

Mid Sussex District Plan 2021 - 2039

4.4.1 The following policies are relevant to this application:

4.4.2 The Twineham Parish Council also has the Twineham Neighbourhood Development Plan 2014 – 2031 of which the following policy is relevant:

KO1 - Design & Character

All new development in Twineham should be development of a scale and design appropriate to its rural surroundings, which will safeguard the residential amenity and ensure road safety. Development should also respect the character and historic and natural assets of the surrounding area and take every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.

DPB1 - Character and Design

All new development must be designed in accordance with the Mid Sussex Design Guide Supplementary Planning Document (SPD). All new development must be of high quality and must respond appropriately to its context, be inclusive and prioritise sustainability. This includes the design and layout of new buildings and streets, alterations to existing buildings and the design of surrounding spaces.

All development proposals will be required to demonstrate that development takes all of the following into account:

Understanding the Context

- i. reflects the distinctive character of the towns and villages and protects their separate identity, heritage assets and valued townscapes;*
- ii. is sensitive to the countryside including the topography;*

Layout, Streets and Spaces

- iii. includes appropriate landscaping and greenspace, providing a main area of open space where it is most accessible and central to the scheme where relevant;*
- iv. contributes positively to, and clearly defines, public and private realms and designed with active building frontages facing streets and public open spaces to animate and provide natural surveillance;*
- v. incorporates a green infrastructure plan that maximises opportunities to retain existing trees and incorporate new trees (i.e. in parks and community orchards), including delivering tree-lined streets and protects open spaces and gardens that contribute to the character of the area;*
- vi. incorporates well integrated parking and servicing areas that do not dominate the street environment, particularly where high density housing is proposed;*

Establishing the Structure

- vii. is organised around sustainable transport principles and creates a pedestrian and cyclist - friendly layout that is safe, well connected, legible and accessible;*
- viii. optimises the potential of the site to accommodate development especially on brownfield sites and in locations close to facilities or with good public transport links.*

- ix. *takes the opportunity to encourage community interaction by creating layouts with a strong neighbourhood focus/centre; larger (500+ dwellings) schemes will also normally be expected to incorporate a mixed use element;*

High Quality Building Design

- x. *creates a sense of place while addressing the character and scale of the surrounding buildings and landscape through the consideration of the scheme's design, layout, size, scale, height, massing, spacing, orientation, views, materials and relationship with the public realm;*
- xi. *incorporates sustainable construction principles¹⁸ and is designed for adaptation and future weather events; and*

Residential Amenity

- xii. *does not cause significant harm to the amenities of existing nearby residents and future occupants of new dwellings, including taking account of the impact on privacy, outlook, daylight and sunlight, and noise, air and light pollution (see Policies DPN6, DPN7, DPN8 and DPN9).*

20-minute neighbourhoods

- xiii. *Major residential and mixed use proposals, must demonstrate how they will deliver a scheme which embeds the 20-minute neighbourhood principles¹⁹ and local living, taking account of the existing settlement pattern services, creating high quality active/ sustainable travel connections to existing services and where appropriate making provision of new. Proposals must address all of the following:*
- a. Deliver diverse and affordable homes and design a development for all ages, supporting a diverse community;*
 - b. Provide a layout which prioritises active and sustainable travel, delivering high-quality, well-connected paths, streets and spaces;*
 - c. Provide good quality green spaces and green infrastructure in the right places and connect to existing provision;*
 - d. Provide food growing opportunities;*
 - e. Exploit opportunities to improve access to local employment,, community health and wellbeing facilities, either by connecting to existing facilities or providing new;*
 - f. Support home working through measures including advanced digital infrastructure*

DPB2: Listed Buildings and Other Heritage Assets

Listed Buildings

Development will be required to preserve or enhance listed buildings and the contribution made by their settings. This will be achieved by ensuring that:

- A thorough understanding of the significance of the listed building and its setting, and the potential to better reveal it, 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 contribution made by 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 preserve and enhance heritage assets and their settings 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, and will look at opportunities to enhance or better reveal their significance.

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

Proposed development must undertake pre-determination evaluation of potential archaeological features on the site prior to any planning applications being submitted, unless it can be demonstrated that such evaluation is not appropriate for the site. Appropriate mitigation may be required depending on the outcome of that evaluation.

Where appropriate, a Heritage Impact Assessment must be provided to establish the significance of heritage assets and their settings, the impact of development on this significance, and if appropriate, mitigation strategies.

4.5 Guidance

4.5.1 This assessment has regard to the following guidance and best practice:

- *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)*
- *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2017)*
- *Statements of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12 (Historic England 2019)*

5 ASSESSMENT METHODOLOGY

5.1 Aims and objectives

- 5.1.1 Paragraph 207 of the NPPF states that *"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"*.
- 5.1.2 It is therefore the aim of this heritage statement to provide appropriate and proportionate information to Mid Sussex District Council regarding the impact of the proposals upon the settings and therefore the sensitivity and significance of designated and non-designated heritage assets that might be affected by the proposed development, or how the development might affect how that significance is appreciated.
- 5.1.3 This report sets out to establish the settings and significance of designated and non-designated heritage assets within the vicinity of the site and to identify impacts generated by the scheme upon those assets.
- 5.1.4 In accordance with guidance issued by the Historic England guidance GPA Note 3 *'The Setting of Heritage Assets'*, this report sets out to establish the settings and significance of designated and non-designated heritage assets within the vicinity of the site; identify impacts generated by the scheme on such assets; suggest measures that might be implemented to safeguard any significant assets or mitigate any impacts and to identify any residual effects of the scheme.

5.2 Documentary research

- 5.2.1 A range of primary and secondary online resources were consulted to inform an understanding of the historical development of the Site and the significance of the heritage assets. A sequence of historical maps (**Figures 4 to 16**) was compiled to illustrate the development of the site over time.

5.3 On-site assessment

- 5.3.1 A site visit was carried out by the author on 17th July 2026. The photographic survey included high quality digital images of the heritage assets considered potentially susceptible to harm, views towards the Site from the heritage assets, views towards the heritage assets from the Site (**Figure 3**). A selection of photographs taken during the survey is provided as **Plates 1 to 14**.

5.4 Assessment of the cultural heritage resource

- 5.4.1 Determination of the importance of identified cultural heritage resources is determined by reference to existing designations in accordance with the criteria stipulated in the table below:

Table 1: Scale of site importance	
Very high	Internationally important sites, e.g. World Heritage Sites
High	Nationally important sites, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings.

Table 1: Scale of site importance

	Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance.
Medium	Regionally important sites, Grade II Listed Buildings or other designated or undesignated sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation/settlement, ritual, industrial activity etc. Conservation Areas containing buildings that contribute significantly to its historic character.
Low	Buildings which have the potential to contribute to local research objectives. Examples include 'locally designated' buildings or undesignated structures/buildings of limited historic merit.
Negligible	Assets with little or no surviving archaeological/architectural/historical interest. Examples include destroyed antiquities, structures of almost no architectural/historic merit, buildings of an intrusive character.
Unknown	Insufficient information exists to assess the importance of a structure.

5.5 Assessment of impact

- 5.5.1 The magnitude of impact upon the heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

Table 2: Criteria for determining magnitude of impact.

Impact	Definition
Major	Changes to most or all of the key heritage elements of a heritage asset that lead to total or almost complete alteration of a feature's physical structure and therefore its heritage significance. Comprehensive changes to the significance of a heritage asset due to dramatic visual alteration of its setting, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
Moderate	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified affecting its heritage significance. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements.
Minor	Detectable impacts which alter the significance of a heritage asset to a slight degree due to e.g. a small proportion of the surviving heritage asset being altered; slight

Table 2: Criteria for determining magnitude of impact.

Impact	Definition
	alterations to its setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to its significance.
Negligible	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on the significance of a heritage asset, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
No change	The magnitude of impact on the significance of a heritage asset results in no change.

5.6 Significance of effects

5.6.1 The overall significance of effects from the proposed development upon the cultural heritage resource is determined by correlating the magnitude of impact against value of the cultural heritage resource. Table 3 highlights the criteria for assessing the overall significance of effects. Where effects are 'moderate' or above these are classified as significant. In NPPF terms, such effects constitute 'substantial harm'.

5.6.2 The significance of the effect may be assessed as being at an intermediate point between the criteria set out above, such as an effect of 'moderate to major' magnitude. Where this is the case, all possible significance criteria are considered and the most appropriate significance assessment is chosen, based upon professional judgement.

Table 3: Significance of effects

Importance	Magnitude of impact				
	Major	Moderate	Minor	Negligible	No Change
Very high	Major	Major	Moderate	Minor	Neutral
High	Major	Moderate-to-major	Minor-to-moderate	Negligible-to-Minor	Neutral
Medium	Major	Moderate	Minor	Negligible	Neutral
Low	Moderate	Minor-to-moderate	Minor	Negligible	Neutral
Negligible	Minor	Negligible-to-minor	Negligible	Negligible	Neutral

5.7 Nature of the effect

5.7.1 Effects are also assessed qualitatively as beneficial, adverse, or neutral in respect of their effect on the heritage value (heritage significance) of the asset (Table 4). This assessment recognises that an effect on an asset or its setting can enhance its heritage value (i.e. a beneficial effect), harm its heritage value (i.e. an adverse effect) or leave its heritage value unchanged (i.e. a neutral effect). This consideration is based on professional judgement and is independent of whether it is an effect of major, moderate, minor, or negligible significance.

Table 4: Nature of likely effect	
Value	Description
Major beneficial	The Proposed Development will substantially enhance and /or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Moderate beneficial	The Proposed Development will lead to a considerable degree of enhancement to and/or better reveal the value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor beneficial	The Proposed Development will enhance and/or better reveal the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Neutral	The Proposed Development will cause a negligible or barely discernible enhancement to the heritage value of the receptor and/or appreciation of heritage value through improvement to its setting
Minor adverse	The Proposed Development will cause noticeable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Moderate adverse	The Proposed Development will cause considerable harm to the heritage value of the receptor and/or appreciation of its heritage value through harm to its setting
Major adverse	The Proposed Development will cause a major deterioration in the value of the receptor and/or appreciation of its value through harm to its setting.

6 HISTORICAL BACKGROUND

6.1 Historical Background of Twineham

- 6.1.1 Twineham is positioned between the River Adur and Herrings stream. The place name is derived from the Old English ‘*betwēonan*’, ‘*ēa*’ and ‘*ham*’, meaning ‘settlement/farmstead between two streams’, reflecting the settlement’s location within the river floodplain (University of Nottingham 2026). The parish has Anglo-Saxon origins and was established before the Norman Conquest and was held by Cola for King Edward the Confessor with Turgod as tenant (Palmer & Powell-Smith 2016). It is recorded in the Domesday Book of 1086 as part of the manor of *Benefeld*, in the hundred of Wyndham and the county of Sussex as the Land of William of Warenne (Palmer & Powell-Smith 2016).
- 6.1.2 The early development of Twineham was closely influenced by its natural environment. The fertile soils of the Low Weald, together with access to watercourses and woodland resources, supported a predominantly agricultural economy throughout the medieval period. Settlement developed as a dispersed pattern of isolated farmsteads, a characteristic that remains evident in the historic landscape today. Historic routeways and drove roads connected the parish with the South Downs and neighbouring settlements, facilitating the seasonal movement of livestock and agricultural produce (Twineham Parish Council 2026).
- 6.1.3 There are documentary records of a parish church in Twineham from the thirteenth century, where the church was mentioned in the taxation of Pope Nicholas IV and a list of parish priests and vicars from c.1287 to the present (Sussex Parish Churches 2026). The current parish Church of St Peter forms the historic focus of the settlement of Twineham. Constructed in the early sixteenth century, before the Reformation, it is an early example of a brick-built church in Sussex. Saxton’s 1575 map (**Figure 4**) depicts Twineham parish church. Twineham is also shown on John Norden’s 1595 map (**Figure 5**).
- 6.1.4 Throughout the medieval period, Twineham functioned as a small agricultural settlement, with farming, woodland management and grazing as the principal economic activities. This agricultural character remained largely unchanged until the nineteenth century, when land management patterns were altered and farm work declined (Twineham Parish Council 2026).
- 6.1.5 The Site, a meadow, formed part of the farmland of Slipe Farm, which lies to its north, likely from the fifteenth century onwards. The Site formed part of a field, its orientation dictated by the course of the stream along the northwestern boundary, and Twineham Lane to the southeast.
- 6.1.6 Twineham had two manors, the manor of Twineham at Hickstead to the east (**Figures 5 to 9**), and the Manor of Twineham Benfield at Twineham Place Farm to the west (**Figures 7 to 9**), the latter of which was held by the Covert Family from the fifteenth century to the seventeenth century, when it passed to Henry Goring, the son in law of Sir John Covert, c.1676 (Twineham Parish Council 2026). The manor of Twineham at Hickstead was held by the Pycombe family and Stapley family throughout the medieval and early post-medieval periods.

- 6.1.7 Budgen's 1724 map (**Figure 6**) depicts Twineham parish church and Slipe Farmhouse. Hickstead is shown to the east. Gream, Gardener & Yeakell, 1795 map (**Figure 7**) shows Twineham parish church as a cross, Slipe Farm is annotated as '*Slipe*', Park Farm is depicted as is Twineham Place and Hickstead.
- 6.1.8 The Old Rectory (**Figure 3; Plates 13, 13a and 14**) was built in the eighteenth century and is shown on historic maps from 1795 (**Figure 7**). The 1813 and 1825 maps (**Figure 8**) show Twineham parish church as a cross, the rectory, Slipe Farm, Park Farm, Twineham Place and Hickstead.
- 6.1.9 The Twineham Parish Tithe Map (**Figure 9**) shows the Site within Plot 189. The 1837 apportionment lists Plot 189 as in the ownership of John Wood Esquire and occupied by James Wood Esquire. The field (Plot 189) is recorded as a meadow called '*Redgate Mead Little Slipe*'. John Wood Esquire was the owner of the manor at Hickstead, shown on the 1595, 1724, 1795, 1813 and 1825 maps (**Figures 5 to 9**). Much of the land in Twineham appears to have been owned by the Wood family, except the Rectory, which was Glebe land under the Goring family, the Lords of the Manor at Twineham Place. The 1837 Tithe Apportionment lists John Wood Esquire as owner and James Wood Esquire as occupier of Slipe, Little Slipe and Church Lands. These lands are listed as Plots 166 to 168, 171 to 184, 186 to 192 and 198.
- 6.1.10 Slipe Farmhouse (Plot 192: Great Slipe Homestead) was also owned by John Wood Esquire and occupied by James Wood Esquire. This pair also owned and occupied Plot 191: House and Garden Little Slipe; Plot 190 meadow called '*Redgate Mead Little Slipe*'; Plot 166 pasture called *Slipe Field*; Plot 167 meadow called *Clapper Mead and Slip*; Plot 171 arable called *Rookery Field*; Plot 172 pasture called *Cow Field* and Plot 168 meadow called *Church Plot*.
- 6.1.11 A barn that belonged to the church for the storage of produce was converted into the school in 1864, as the need for a larger workforce that could read and write increased. The building is annotated as a school on the 1879 map (**Figure 11**) to the west of the Rectory and east of the church. As well as the school, a post office is depicted on late 19th and early 20th century maps on the corner of Twineham Lane and Church Lane (**Figures 11 to 13**).
- 6.1.12 The 1879, 1897 and 1913 maps (**Figures 11 to 13**) show the Site as part of the large field in the angle between Twineham Lane and Church Lane. A pond is depicted in the field to the northeast of the Site.
- 6.1.13 Infrastructure improvements during the early twentieth century brought modern services to the parish, including piped water in 1911, improved roads in 1928 and electricity in 1936 (Twineham Parish Council 2026). Despite these changes, Twineham experienced relatively limited development during the twentieth century, allowing much of its historic rural character to survive.
- 6.1.14 By 1957 (**Figure 14**), shows that Little Slipe had been demolished and a barn had been built at the south end of its plot (Plot 191 on the 1842 tithe map: **Figure 10**). This barn has since been replaced with Redgate Mill in 2018 (**Historical Plate 4**). The 1957 map (**Figure 14**) also shows three new buildings have been built to the southwest of the Site and in the same field. Other buildings had been built in this area by 1974-75 (**Figure 15**) and new buildings have been built to the north of the
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Site. A track is shown along the northeast boundary of the Site on the 1957, 1974-75 and 1993-94 maps (**Figures 14 to 16**). This now forms the drive to Redgate Mill.

6.1.15 The site remained as undeveloped meadowland throughout the twentieth and early twenty-first centuries shown by aerial photograph taken in July 1959 (**Historical Plate 1**) and Google Earth images from 2001 and 2015 (**Historical Plates 2 and 3**). A shed or barn to the north of the site is visible in these satellite images, which is replaced with the house (Redgate Mill) by 2018 (**Historical Plate 4**). By 2020, the garage has been constructed to the northeast of the house (**Historical Plate 5**). The Site, to the south of the house and garage, remained as meadow/grassland in 2022 (**Historical Plate 6**). The solar array had been added by 2025 (**Historical Plate 7**).

6.1.16 Twineham has retained a strong sense of its historic agricultural origins with the survival of its dispersed settlement pattern, medieval field boundaries, historic farmsteads, mature hedgerows, woodland which collectively contribute to the historic character of the village. There has been limited modern development, except for the development of a few detached houses along Church Lane and Twineham Lane, which enables the historic landscape to remain legible.

6.2 Relevant planning history

6.2.1 The Mid Sussex District Council planning portal records a number of planning decisions relating to applications concerning proposed development associated with Redgate Mill.

Date	Planning Application Reference	Description	Decision
1976	TW/015/76	Red Gate Field Twineham Lane Twineham Outline application, house or bungalow for owner occupation.	Refused
2010	10/01270/LDC	The Barn, Redgate Field, Twineham Lane, Twineham, West Sussex The building has been continuously used as a small business premises, within use classes B1(c) and B8. When most recently marketed, it was advertised as a rural Office/Warehouse. This is an application to establish whether the development is lawful: this will be a legal decision where the planning merits of the proposed use cannot be taken into account.	Permission
2015	DM/15/4238	The Barn, Redgate Field, Twineham Lane, Twineham, West Sussex Application for determination as to whether prior approval is required for the change of use of 1 storage building to become 1 residential unit. This application does not include building operations necessary to convert the building to residential use.	Prior Approval is Granted
2016	DM/16/4210	The Barn, Redgate Field, Twineham Lane, Twineham, West Sussex Demolition of existing storage unit and construction of a new 4 bedroom dwelling (Amended description 10/11/2016)	Permission

Date	Planning Application Reference	Description	Decision
2017	DM/17/0414	The Barn, Redgate Field, Twineham Lane, Twineham, West Sussex Demolition of existing storage unit, construction of a new 4 bedroom, one and a half storey dwelling.	Permission
2018	DM/18/1528	Redgate Mill Twineham Lane Twineham Haywards Heath West Sussex RH17 5NP Construction of a new garage	Permission

7 HERITAGE ASSETS

7.1 Heritage assets

- 7.1.1 Heritage assets include buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest. Heritage assets can be designated (e.g. listed buildings, curtilage listed or scheduled monuments) or non-designated (e.g. locally listed buildings).

Designated heritage assets

- 7.1.2 There are no World Heritage Sites, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields or Registered Parks and Gardens, as defined by Historic England within the Site. The Site also does not lie within a conservation area. The National Heritage List for England (NHLE) records no designated heritage assets within the Site.

- 7.1.3 The proposals may impact however upon the setting, and therefore significance, of designated heritage assets within the vicinity. On initial assessment, the setting and therefore significance of the following designated assets (**Figure 3**) may be affected by the proposals:

- Grade II* Listed Slipe (NHLE: 1025584)
- Curtilage Listed Shepherds Barn North (former Slipe Farm barn)
- Curtilage Listed Shepherds Barn South (former Slipe Farm barn)
- Grade II Listed Park Farmhouse (NHLE: 1181902)
- Grade II Listed Old Rectory (NHLE: 1025581)
- Grade II Listed Twineham War Memorial (NHLE: 1471144)
- Grade I Listed Parish Church of St Peter (NHLE: 1284819)

Non-designated heritage assets

- 7.1.4 Although a review of the West Sussex Historic Environment Record via Heritage Gateway did not identify any non-designated heritage assets within the vicinity of the Site that may be intervisible or affected by the proposals, study of historic maps particularly the 1842 Tithe map (**Figure 10**) revealed two non-designated heritage assets (**Figure 3**) that may be affected:

- Twineham Church of England Primary School, Church Lane, Twineham
- Red Gables Post Office, Twineham Lane, Twineham.

9 ASSESSMENT OF SIGNIFICANCE

9.1 Introduction

- 9.1.1 Using the information presented in the preceding chapters, the settings of those designated and non-designated heritage assets considered susceptible to impacts and effects of the Proposed Development are identified and the contribution of their settings to their significance is assessed in this section of the report. The locations of these assets are plotted in **Figure 3**. The values assigned to these assets are in accordance with the criteria defined in **Table 1** of this report.

9.2 Heritage assets scoped out of assessment

- 9.2.1 The following heritage assets were scoped out of further assessment because the proposals are considered highly unlikely to impact upon their setting and heritage significance, nor is it likely to affect people's appreciation of that significance, owing to distance, screening from vegetation, intervening development and the lack of intervisibility:

9.3 Grade II Park Farmhouse (NHLE: 1181902) and Curtilage Listed Farm Buildings

- 9.3.1 Grade II Park Farmhouse is a timber-framed building dating from c.1600, with a 19th century wing (**Plates 16** and **17**). There are also a number of surviving historic farm buildings within its farmstead, which are likely to be regarded as curtilage listed. Park Farmhouse and farm buildings are shown in Plot 149 on the 1842 Tithe map. The 1837 Tithe Apportionment lists them as owned and occupied by William Wood and describes them as *House Buildings and Yards*. The 1837 Tithe Apportionment shows that the fields of Park Farm lay on the opposite side of Twineham Lane to the Site and included Plots 133, 134, 136, 150, 151, 157, 158 and 159 (**Figure 10**).
- 9.3.2 It is considered that the fields surrounding Park Farmhouse and its farm buildings make a positive contribution to the setting and significance of the Grade II Farmhouse and its curtilage listed farm buildings. There is no intervisibility between the Site and Grade II Park Farmhouse. It is considered that the Site on the other side of Twineham Lane and historically belonging to Slipe Farm does not contribute to the setting and significance of Park Farmhouse and its farm buildings and has therefore been scoped out.

Grade II Listed Twineham War Memorial (NHLE: 1471144)

- 9.3.3 Grade II Twineham War Memorial is located some 150m to the northeast of the Site (**Figure 3**). Its setting is at the north-east end of Twineham in a quiet corner of the village. The immediate setting of the memorial is the surrounding trees enclosed by a semi-circular hedge and the field beyond (**Plate 15**). It does not share a common historical setting with the Site. It is not intervisible with the Site and does not share a common setting and has therefore been scoped out.

Non-Designated Heritage Asset: Red Gables

- 9.3.4 Non-Designated Red Gables is shown on the 1842 Tithe map (**Figure 10**) at the junction of Twineham Lane and Church Lane (**Figure 3**). The 1837 Tithe Apportionment shows that it was owned by Richard Gearing and occupied by Aaron Mason and George Simmons. It is annotated

as a Post Office on the 1879, 1897 and 1910/11 maps (**Figures 11 to 13**). Kelly's Post Office Directory of Essex, Herts, Middlesex, Kent, Surrey and Sussex, 1867 lists George Simmons at the Post Office.

- 9.3.5 The building is 19th century in appearance, built of red brick with a large east gable, red brick chimneys and east bay window (**Plates 18 and 19**). It is considered that the Site makes no contribution to the setting or significance of the former Post Office. It has therefore been scoped out.

Non-Designated Heritage Asset: School

- 9.3.6 A barn is shown on the 1842 Tithe map (**Figure 10**) in the grounds of the Old Rectory to the west of the Old Rectory and to the east of the church. The 1837 Tithe Apportionment describes Plot 162 as *House, Offices, Garden and Lawn* in the ownership and occupation of Reverend Charles Goring (Glebe). The barn was used for the storage of produce. In 1864 the rector, the Reverend William Molyneux, signed the transfer of his barn and a small piece of Glebe land without charge to the Archdeacon of Lewes for the purpose of providing a school for the education of children of the labouring, manufacturing or other poorer classes in the Parish. The building is annotated as a school on the 1879, 1897, 1911, 1956 and 1993-94 maps.
- 9.3.7 The building is constructed of brick and flint and has a hipped red clay tile roof and has been extended to the north and west in the late 20th century (**Plates 20 and 21**). The setting of the school is now mainly modern buildings to the west and north with school playing fields to the northwest. The school is not intervisible with the Site. It is considered that the Site makes no contribution to the setting or significance of the brick and flint barn that became a school in 1864. It has therefore been scoped out.

9.4 Designated heritage assets scoped in for assessment

- 9.4.1 The proposed development has the potential to impact upon the setting and therefore the significance of the following heritage assets:
- Grade II* Listed Slipe (NHLE: 1025584)
 - Curtilage Listed Shepherds Barn North (former Slipe Farm barn)
 - Curtilage Listed Shepherds Barn South (former Slipe Farm barn)
 - Grade II Listed Old Rectory (NHLE: 1025581)
 - Grade I Listed Parish Church of St Peter (NHLE: 1284819)

9.5 Grade II* Slipe

- 9.5.1 Grade II* Listed Slipe (NHLE: 1025584) is of **high** significance due to its historical and architectural interest as a former fifteenth century farmhouse (**Plates 9 and 10**). It lies c.80m to the north of the Site (**Figure 3**). The house is now detached from its former farm buildings (**Plates 10a to 10c**) as well as its former farmland, which includes the Site.
- 9.5.2 Its historical significance lies in its origin as an open hall with a west solar wing and east service wing dating to the fifteenth century. Its historical significance also lies in its development over time

since a solar L-shaped wing was added in the late fifteenth century, and a short bay was added to the eastern service wing. In the late sixteenth century, a first floor was inserted in the open hall, and the smoke bay was replaced by a brick chimney stack.

- 9.5.3 The house is of architectural significance because the older parts of the house are constructed in timber box framing and close-studding, infilled with brick and plaster. The Horsham stone slab roof is gabled except for the half-hipped east end. It is of architectural significance because it has several internal historic features that survive including an exceptional number of pargetted wattle and daub panels, a plank and muntin screen, winder staircases and two fifteenth century crown post roofs. The architectural interests derive from the substantially intact fifteenth century timber framing and surviving internal features, as well as it being a fine example of a vernacular building constructed with local materials.
- 9.5.4 The building was restored in the 1920s and 1940s with the addition of porches to the north wing and east side, and a conservatory was added to the southwest elevation in the late twentieth century.
- 9.5.5 Slipe is of historical significance because it was part of the manor estate of Twineham at Hickstead and was owned originally by the Pycombe family until the Agates took ownership in the seventeenth century. In 1714, it passed to James Wood of Hickstead and belonged to the Hickstead Estate along with much of the village (Salzman 1940). Its name 'Slipe' has been spelled different ways throughout its history, sometimes appearing as 'Slippe', which refers to a 'strip of land' (Wolseley 1935). Its historical interests lie in its ownership and historic relationship to the manor of Twineham at Hickstead.
- 9.5.6 The house is set back at the rear (west) of its plot within grounds which feature lawns, box hedge gardens, a pond and an abundance of mature trees and hedge rows. Its setting is best appreciated from within its grounds, where its isolated rural character is apparent. Beyond the mature hedge rows to the west and north lie agricultural fields, which contribute to its significance as a former farmhouse. The house is accessed via a gravel drive from Twineham Lane to the east, which passes its former farm buildings, now residential (**Plates 10a to 10c**). These farm buildings originally formed a courtyard around the farmyard (**Figures 11 to 13**) and there add to Slipe's significance as the former farmhouse.
- 9.5.7 The village of Twineham forms part of the setting of Slipe due to its historical relationship under the same owner for many centuries. As part of the agricultural landscape of Twineham, the Site is considered to make a minor positive contribution to the setting and hence significance of Slipe, particularly as both are in the same ownership at the time of the 1837 Tithe Apportionment. However, this contribution has been compromised by the construction of Redgate Mill in 2018 to the north of the Site (and south of Slipe) and Beechurst c.2025 to the south of the Site (**Figure 3**).
- 9.6 **Curtilage Listed Barns at Slipe Farm (Shepherds Barn South and Shepherds Barn North)**
- 9.6.1 Two barns part of the former U-shaped courtyard at Slipe Farm remain to the north of the Site. These barns are now known as Shepherds Barn North and Shepherds Barn South (**Figure 3**).
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These barns are curtilage listed due to their former connection with Grade I* Slipe Farmhouse.

9.6.2 The barns at Slipe Farm are of **high** significance due to their historical and architectural interest as the former farm buildings associated with the Grade II* fifteenth century farmhouse known as Slipe. They lie c.90m to the northeast of the Site (**Figure 3**). The two barns are now in residential use (**Plates 10a to 10c**) and are detached from the former farmhouse as well as the former farmland, which includes the Site.

9.6.3 The Site is considered to make a minor positive contribution to the setting and hence significance of Shepherds Barn North and Shepherds Barn South, particularly as the Site and the two barns were in the same ownership at the time of the 1837 Tithe Apportionment.

9.7 **Grade I Parish Church of St Peter**

9.7.1 Grade I Listed Parish Church of St Peter is an early sixteenth century church which lies c.325m to the northwest of the site (**Plate 11**). It is listed Grade I because of the rarity of small early sixteenth churches. It is therefore considered to be of **high** significance deriving from its historical, architectural and archaeological interests.

9.7.2 St Peter's Church dates to the early sixteenth century and is constructed with red brick and a Horsham slab roof. Its architectural and historical interests derive from its simple vernacular style, and its rarity as a small early sixteenth century church, built before the Reformation. The church features a tower, aisleless nave and chancel. The tower has diagonal buttresses and a depressed-headed doorway on its western elevation, with a low broach spire which is unusual for a church of the sixteenth century. It is likely that this brick church replaced an earlier wooden church, as the font appears to date to the fourteenth century, however, the reason for its replacement is unknown.

9.7.3 Its archaeological interests derive from its historic fabric and surrounding churchyard. In the south of churchyard, there is a Quaker burial ground, marked out by four plain corner stones (shown on the 1842 Tithe map as Plot 164. The Quakers acquired this area from the parish in 1691, and the last of the burials was in 1763. A '*Peppercorn Rent*' (a minimum of a farthing or similar) has been paid since 1694, a tradition still upheld today.

9.7.4 The setting of the church is defined by its position in the northern part of its churchyard set amongst mature oak trees and other tall vegetation. The churchyard is accessed via the end of Church Lane to the south. The church is located at the west end of the village. It lies adjacent to school grounds to the east and northeast with a tributary stream of the River Adur bordering the east side of the school grounds. The church and churchyard are surrounded by agricultural fields to the south, west and north.

9.7.5 The village has had a parish church from at least the thirteenth century, with the current church dating from the sixteenth century, establishing it as a core feature of the character of Twineham. St Peter's Church is depicted on the 1575, 1724, 1795, 1813, 1825 maps (**Figures 4, 6 to 9**). It has a historical relationship with the Old Rectory from the late eighteenth/early nineteenth century.

9.7.6 The Site is considered to make a slight and positive contribution to the significance of the Church

of St Peter as it forms part of its rural village setting and historically existed as an agricultural field that is characteristic of the surroundings of the church.

9.8 Grade II Old Rectory

- 9.8.1 Grade II Listed Old Rectory (NHLE: 1025581) is a late eighteenth/early nineteenth century two-storey house located c.120m to the west of the site (**Plates 13, 13a and 14**). It is considered to be of **medium** heritage significance deriving from its historical and architectural interests.
- 9.8.2 The architectural interest of the Old Rectory derives from its stuccoed elevations, its rusticated ground floor that is divided from the upper floor by a stringcourse. It features three bays, with the central bay slightly projected and pedimented. The roof is constructed with slate and there are four chimney stacks, two east and two west. There is a later two-storey service wing addition to the east with flat roof.
- 9.8.3 The house appears on 1795 map (**Figure 7**) along with Slipe farmhouse and farm buildings, the church and Park Farm.
- 9.8.4 The house originally functioned as the rectory for the parish church of St Peter which lies c.190m to the west. The house is set within maintained gardens and grounds which feature manicured grassed areas, a sunken garden, an ornamental pond, a swimming pool and a circular driveway. Its setting is defined by these immediate grounds, its relationship with the parish church and its position within the small village of Twineham, with agricultural fields to its north. The house is set at the back (north) of its plot, which fronts onto Church Lane to the south. Church Lane leads to the church to the west and is lined by tall hedges (**Plate 13**).
- 9.8.5 The Site is considered to make a slight and positive contribution to the significance of the Old Rectory as it forms part of its rural village setting.

10 HERITAGE IMPACT ASSESSMENT

10.1 Grade II* Slipe

- 10.1.1 The Grade II* Listed Slipe is an important building in the historic landscape of Twineham and has been part of its development as one of the isolated farmsteads that is characteristic of Twineham Parish. The house is of fifteenth century origin and is a fine example of a vernacular farmhouse constructed with local materials, with many surviving historic features.
- 10.1.2 The building no longer functions as a farmhouse, and its historic functional relationship with the Site and other surrounding agricultural fields, has since been severed. There is no intervisibility between Slipe and the Site due to the presence of tall, mature hedgerows and the cluster of mature trees surrounding the pond within the listed building's grounds (**Plates 7 and 10**).
- 10.1.3 Additionally, the modern dwelling (Redgate Mill) and garage in the same ownership as the Site are situated between the Grade II* Slipe and the Site, further interrupting any visual relationship (**Plates 6 and 7**). The Site itself is well contained by mature trees and hedgerows, creating a secluded parcel that has remained as grassland/meadow for most of its history (**Historical Plates 1 to 4**).
- 10.1.4 The proposed landscaping would change the Site from agricultural field/meadow to ancillary residential and ecological use with a pond, boardwalk and pavilion as well as a football area (**Figure 17**). The proposed scheme also requires a temporary MoT base for delivery/storage and a new temporary access from Twineham Lane near the south corner of the Site with the part removal of some of the hedge (**Plates 1a and 1b**). It is proposed to reinstate this hedgerow on completion.
- 10.1.5 The proposed scheme would introduce a change to the landscape of the Site from agricultural field/meadow to ancillary residential and ecological use. This alteration of the character of the historically associated agricultural land/meadow and the lack of views from Slipe towards the Site would result in a **negligible** impact on the significance of Slipe i.e. it would result in a slight change to its setting (**Table 2**), which would result in **negligible to very minor adverse** significance of effect (**Tables 3 and 4**) on the heritage significance of Slipe. In terms of the NPPF, the change would result in very minor 'less than substantial harm' to the significance of the Listed building, through changes to its setting, at the lowermost end of the spectrum.

10.2 Curtilage Listed Barns at Slipe Farm (Shepherds Barn South and Shepherds Barn North)

- 10.2.1 The curtilage listed barns at Slipe Farm (Shepherds Barn South and Shepherds Barn North) are of **high** significance due to their historical and architectural interest as the former farm buildings associated with the Grade II* fifteenth century farmhouse known as Slipe. They lie c.90m to the northeast of the Site (**Figure 3**). The two barns are now in residential use (**Plates 10a to 10c**) and are detached from the former farmhouse as well as the former farmland, which includes the Site.
- 10.2.2 The proposed scheme would introduce a change to the landscape of the Site from agricultural field/meadow to ancillary residential and ecological use. However, the historical and functional relationship between these former farm buildings and the Site has been severed due to their conversion into residences. In addition, there is no intervisibility from the curtilage listed barns

towards the Site. It is therefore considered that the alteration of the character of the historically associated agricultural land/meadow would have a **negligible** impact on the significance of the barns at Slipe Farm (Shepherds Barn South and Shepherds Barn North) i.e. it would result in a slight change to their setting (**Table 2**), which would result in **negligible/very minor adverse** significance of effect on the heritage significance of the barns. In terms of the NPPF, the change would result in very minor '*less than substantial harm*' to the significance of the curtilage listed buildings, through changes to their setting, at the lowermost end of the spectrum.

10.3 **Grade I Parish Church of St Peter**

10.3.1 The Grade I Listed Parish Church of St Peter is the historic focus of Twineham and Twineham Parish. The current church dates to the early sixteenth century, which likely replaced an earlier church, and has long had a relationship with the surrounding landscape and the village's development. The building is a rare example of a 'pre-Reformation', early sixteenth century brick church, and its churchyard has historical significance to the local farming community as well as the Quaker community.

10.3.2 There is no intervisibility between the Site and the church (**Plate 12**). This is due to the distance, intervening built development, and mature vegetation.

10.3.3 The proposed scheme would result in a slight change to the wider rural village setting of the church. It is considered that this would have a **negligible** impact on the significance of St Peter Church i.e. it would result in a barely discernible change to its setting (**Table 2**), which would result in **negligible adverse** significance of effect (**Tables 3 and 4**) on the heritage significance of the Church. In terms of the NPPF, the change would result in negligible '*less than substantial harm*' to the significance of the Listed building, through changes to its setting within the village as a whole, at the lowest end of the spectrum.

10.4 **Grade II Old Rectory**

10.4.1 The Grade II Listed Old Rectory has been a prominent building within Twineham village from the late eighteenth/early nineteenth century. It shares a historic relationship with the Parish Church of St Peter and was under the lord of the manor of Twineham at Twineham Place for much of its history.

10.4.2 The Site does not share intervisibility with the Old Rectory due to distance and mature vegetation (**Plate 8**). The Old Rectory is now a private house.

10.4.3 The proposed scheme would result in a slight change to the wider rural village setting of the Old Rectory. It is considered that this would have a **negligible/no change** impact on the significance of the Old Rectory i.e. it would result in a barely discernible change/no change to its setting (**Table 2**), which would result in **negligible adverse/neutral** significance of effect (**Tables 3 and 4**) on the heritage significance of the Old Rectory. In terms of the NPPF, the change would result in negligible at most '*less than substantial harm*' to the significance of the Listed building, through changes to its setting within the village as a whole, at the lowest end of the spectrum.

11 CONCLUSION

- 11.1.1 This Heritage Statement was commissioned by Scott Taylor Garden Design Limited to accompany an application for a proposed landscaping scheme at Redgate Mill in Twineham, Haywards Heath, West Sussex R17 5NP.
- 11.1.2 The proposed scheme is for change of use of the Site from agricultural field/meadow to ancillary residential and ecological use. The proposed enhanced landscaping of the Site includes a wildlife pond with timber decking and an ancillary pavilion to be used for storage and shelter (which will also house the filtration system for the pond). The wildlife pond will be accessed via a gravel path and a timber footbridge from Redgate Mill (**Figure 17**). The northeastern part of the Site will be used as a football area. The existing vegetation will be retained, with new wildflower mounds added to the east and south-east of the pond. The proposals will entail part of the hedge row along Twineham Lane being temporarily removed to provide access (**Plates 1a and 1b**) into the Site for the proposed works. It is proposed to reinstate the hedge on completion.
- 11.1.3 No designated or non-designated heritage assets lie within the Site. The Site does not lie within a World Heritage Site, Scheduled Monument, Protected Wreck Site, Registered Battlefield, Registered Park and Garden or conservation area. However, the proposals may impact upon the setting, and therefore significance, of designated and non-designated heritage assets within the surrounding area.
- 11.1.4 Having considered distance, screening from vegetation, intervening development, historical association and intervisibility of the Site and heritage assets in the vicinity; the Grade II Listed Park Farmhouse (NHLE: 1181902), Grade II Listed Twineham War Memorial (NHLE: 1471144), non-designated Twineham Church of England School and non-designated Red Gables (former Post Office) were scoped out of the assessment.
- 11.1.5 The Assessment of Significance found the Grade II* Listed Slipe (NHLE: 1025584), curtilage listed former barns at Slipe Farm and Grade I Listed Parish Church of St Peter (NHLE: 1284819) to be of high significance and the Grade II Listed Old Rectory (NHLE: 1025581) to be of medium significance.
- 11.1.6 The heritage impact assessment found that the significance of effect of the change of use of the Site from agricultural field/meadow to ancillary residential and ecological use upon the significance of Grade II* Listed Slipe and curtilage listed former barns at Slipe Farm would be negligible/very minor adverse. In terms of the NPPF, the change would result in very minor '*less than substantial harm*' to the significance of the listed and curtilage listed buildings, through changes to their setting and at the lowermost end of the spectrum.
- 11.1.7 The significance of effect of the change of use of the Site from agricultural field/meadow to ancillary residential and ecological use upon the significance of the Grade I Listed Parish Church of St Peter and Grade II Listed Old Rectory would be negligible adverse and negligible adverse/neutral, respectively. In terms of the NPPF, the change would result in negligible '*less than substantial*

harm' to the significance of these two listed buildings, through changes to their setting within the village as a whole and at the lowest end of the spectrum.

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13 ACKNOWLEDGEMENTS

- 13.1.1 Pre-Construct Archaeology Limited would like to thank Scott Taylor Garden Design Limited for commissioning this Heritage Statement.
- 13.1.2 This report was written by Rachael Breen. The figures were prepared by Hayley Baxter. The author would like to thank Charlotte Matthews for project management.

14 HISTORICAL PLATES



*Historical Plate 1. Aerial Photography taken of the site in July 1959.
Source: Historic England*



Historical Plate 2. Google Earth Imagery of the site in 2001. Source: Google Earth



Historical Plate 3. Google Earth Imagery of the site in 2015. Source: Google Earth



Historical Plate 4. Google Earth Imagery of the site in 2018. Source: Google Earth



Historical Plate 5. Google Earth Imagery of the site in 2020. Source: Google Earth



Historical Plate 6. Google Earth Imagery of the site in 2022. Source: Google Earth



Historical Plate 7. Google Earth Imagery of the site in 2025. Source: Google Earth

15 PLATES



Plate 1. The site looking southwest



Plate 2a. The site looking southwest towards the temporary access from Twineham Road



Plate 3b. Details of Plate 1a: The site looking southwest towards the temporary access from Twineham Road



Plate 4. The site from the northeastern boundary, showing the mature vegetation looking southwest



Plate 5. The football area within the site, looking northeast towards Slipe



Plate 6. The wildlife pond in the west of the site, looking towards the southeast



Plate 7. The filtration system and location of ancillary pavilion, looking southeast



Plate 8. View northeast towards Slip from the site



Plate 9. View northeast towards Grade II Slupe from the northeastern boundary of the site*



Plate 10. View of the pond and location of the ancillary pavilion, looking west towards the Church of St Peter and the Old Rectory



Plate 11. Grade II* Listed Slipe © John Wood & Co.



Plate 12. Aerial view of Grade II* Listed Slipe, with Grade II Listed The Old Rectory at the top right, and the Site at the top left of the photo. © John Wood & Co



Plate 13a. Curtilage Listed Shepherd's Barn South (left) and Shepherd's Barn North (right), looking south-west © Streetview



Plate 14b. Curtilage Listed Shepherd's Barn South (left) and Shepherd's Barn North (centre) and Slipe (far right), looking south-west © Streetview



Plate 15c. Curtilage Listed Shepherd's Barn North (centre), looking west © Streetview



Plate 16. Grade I Listed Parish Church of St Peter



Plate 17. View from the north of the church



Plate 18. Grade II Listed The Old Rectory

<https://www.countrylife.co.uk/property/an-utterly-beautiful-sussex-home-thats-grand-light-and-within-easy-reach-of-london-160258>



Plate 19a. Grade II Listed The Old Rectory



Plate 20. Grade II Listed The Old Rectory from the southwest



Plate 21. Grade II Listed War Memorial from the northwest



Plate 22. Grade II Listed Park Farmhouse looking west

<https://historicengland.org.uk/images-books/photos/item/IOE01/08760/14>



Plate 23. Grade II Listed Park Farmhouse looking south east

<https://www.sussexexpress.co.uk/lifestyle/homes-and-gardens/in-photos-beautiful-sussex-farmhouse-with-granny-annexe-pool-pond-and-landscaped-gardens-4203849>



Plate 24. Non-designated Red Gables looking west

<https://themovemarket.com/tools/propertyprices/red-gables-twineham-lane-twineham-haywards-heath-rh17-5np>



Plate 25. Non-designated Red Gables looking north towards the Site

<https://themovemarket.com/tools/propertyprices/red-gables-twineham-lane-twineham-haywards-heath-rh17-5np>



Plate 20. Non-designated School looking northwest (Streetview)



Plate 21. Non-designated School looking east (Streetview)

16 APPENDIX 1: CONSERVATION OFFICER'S CONSULTATION RESPONSE

From: Emily Wade <Emily.Wade@midsussex.gov.uk>

Sent: 16 June 2026 14:53:16 UTC+01:00

To: "Deborah Lynn" <Deborah.Lynn@midsussex.gov.uk>

Subject: DM/26/0604 Redgate Mill, Twineham Lane, Twineham

Hi Debbie

Comments on the above planning application.

Firstly, I note that as the proposal potentially affects the setting of II listed building Historic England should be consulted.*

In addition, a Heritage Statement is required, which should consider the impact of the proposal, through setting, on the special interests of all of the adjacent listed buildings. Although a Statement has been provided, this is not adequate in its scope or level of detail. For example, it does not consider all of the works which have taken place or are proposed, and does not mention the change of use of the land. It also fails to consider all of the affected assets. A revised and expanded statement should be provided, prepared according to the staged approach to such assessment which is set out in the relevant Historic England guidance GPA Note 3 'The Setting of Heritage Assets'.

Redgate Mill is an unlisted detached house located in a semi-rural position within the small village of Twineham. Planning permission for the construction of the house, which replaced a storage unit, was granted in 2016. A subsequent permission allowed for the construction of a detached garage. The current application which is partly retrospective relates to a field in agricultural use located to the south west of the house and its garden adjacent to Twineham Lane, and is for its change of use to residential, with creation of a football pitch, swimming/wildlife pond with associated equipment, pavilion/pool house, boardwalk and pathways. The proposal includes the removal of a section of hedgerow adjacent to the road to allow for access for construction.

There are a number of listed buildings within the vicinity of the site:

- *Slipe, Twineham Lane*

Slipe is a Grade II listed building located adjacent to the northern boundary of the site. From the list description, the house was originally constructed during the early 15th century as a timber framed open hall house. A solar wing was added in the late 15th century. The building was formerly the farmhouse of Slipe Farm; a courtyard of former farm buildings survives as Twineham Barns just to the east. These buildings, which from historical map regression date from the 19th century or earlier, are likely to be regarded as either curtilage listed, or as non-designated heritage assets (NDHAs), depending on factors such as the date that their*

ownership was severed from that of Slipe house. The relevant Historic England guidance on Listed Buildings and Curtilage would apply, and should ideally be considered as part of the revised and expanded heritage statement. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character assessment as a historic farmstead of the post medieval period.

Based on the limited information in front of us, I would consider it likely that Slipe will possess architectural value based on its construction and craftsmanship, historical illustrative value as a very good example of an early Sussex farmhouse, and aesthetic interest based in part on the use of vernacular materials views within the landscape from which they were drawn. As such, the surviving rural setting of the building will be considered to make a strong positive contribution to the special interest of the listed building and the manner in which this is appreciated. Although the house is within Twineham, the small size of this settlement and the loose grain of development, with retention of pockets of undeveloped agricultural land between buildings, as well as the surviving surrounding countryside, contribute to a semi-rural character which is complementary to the special interest of the II* listed building.

The former farm buildings would also be regarded as heritage assets- possibly curtilage listed buildings, but otherwise NDHAs. The rural setting of these buildings will likewise contribute to their significance as parts of a historic farmstead.

The application site is just to the south of Slipe and its historic farmstead, and seems likely to have originally formed part of its farmlands. As noted above, the house on the site replaced a storage building quite recently, but the field which is the subject of the current application retained its agricultural character until the unauthorised works which it is now proposed to regularise. Although intervisibility between the site and listed building and former farm buildings is likely to have been limited due to intervening planting, the site formed part of the wider setting of the heritage assets, being particularly important to the semi-rural character of Twineham, and to the character of the approach to the Slipe farmstead along Twineham Lane from the south. It therefore in its previous state made a positive contribution to the special interests of Slipe and its former farm buildings- this contribution would be strengthened if it is confirmed that the site was previously part of the Slipe farmlands (this should be addressed by the required heritage statement).

- Park Farm, Twineham Lane

Park Farmhouse is a Grade II listed timber framed building dating from c.1600, with a 19th century wing. There are also a number of surviving historic farm buildings within the farmstead, which are likely to be regarded as curtilage listed. The farmstead is recorded in the West Sussex Historic Farmstead and Landscape Character Assessment as a historic farmstead of the Medieval period.

Based on the limited information in front of us, Park Farmhouse is likely to be considered to possess architectural value based on its construction and craftsmanship, historical

illustrative value as a good example of a Sussex farmhouse of its period, and aesthetic value based in part on the use of vernacular materials viewed within the landscape from which they were drawn. Any curtilage listed farm buildings will possess similar values as buildings of their type and period.

As such, the surviving rural setting of the farmstead will be considered to make a strong positive contribution to the special interests of the listed and curtilage listed buildings and the manner in which these are appreciated, in particular their historical illustrative and aesthetic values. The site is (or was) part of the wider rural setting of the farmstead, in particular affecting the character of the approach to it along Twineham Lane.

- *The Old Rectory, Church Lane, Twineham*

The Old Rectory is an early 19th century building located a short distance to the west of the site, adjacent to Church Lane. It is likely to be considered to possess architectural value based on its design, construction and craftsmanship, historical illustrative value as a good example of a rural Sussex rectory, at the centre of village life and closely connected with the functioning of the village church, and aesthetic value. The building also has group value with the church (St Peter's, Grade I listed) which is a short distance to the northwest at the end of the lane.

The village setting and wider rural context of the building will be considered to make a positive contribution to its special interest and the manner in which this is appreciated, in particular those parts of that interest which are drawn from historical illustrative and aesthetic values. The application site is (or was) part of the wider setting of the listed building, contributing to the semi-rural character of Twineham village. It also contributes to the character of the approach to the Rectory along Twineham Lane/Church Lane.

The current proposal, which as noted above is partly retrospective, is for various works relating to the change of use of the land from agricultural to residential. These works include creation of a football pitch on the eastern part of the field, creation of a swimming/wildlife pond with associated pumping and filtration equipment to the western part, a pavilion/pool house adjacent to this, new gravel paths and boardwalks, and removal of a section of hedgerow to the southern edge of the field adjacent to Twineham Lane to allow for access during construction.

In my opinion, the change of use of this field to what is essentially a domestic garden space will have a fundamental impact on its character, and will remove and reverse the positive contribution which it currently makes, through setting, to the listed buildings noted above. There is therefore an in principle objection, on heritage grounds, to the proposal.

In terms of the physical works proposed:

- *The football pitch to its eastern side, with associated close mown grass, goals, etc. has a clearly domestic character which detracts from the formerly rural, agricultural nature of the site.*

- *The 'wildlife pond' would appear in fact to be a swimming pond, based on its size, profile and the presence of fairly substantial pumping and filtration equipment. Further clarification of this should be provided, alongside details of the equipment, which is not shown on the submitted plans, and associated pipework. A swimming pool within the former field would be a further addition of a domestic nature, even if the design is less formal than a conventional pool.*
- *With respect to the proposed 'rural pavilion', which is shown in a position adjacent to the swimming pool, I have concerns regarding its scale, form and detailed design. I would also suggest that further information should be provided on the intended use of this building, which would appear in fact to be a pool house, including staging overhanging and potentially providing access to the pool. The internal rooms within the building are not annotated, but the layout suggests potential for shower and/or changing rooms consistent with a domestic pool house use. Furthermore, the scale of this building, which has a footprint of 8m x 3m not including the staging, is considerable, and will detract from the open nature of the site. Its monopitch roof form and the inclusion of sliding-folding glazed doors to the eastern side are not typical of rural agricultural buildings in the area, and again suggest a domestic use. This aspect of the proposal would therefore further detract from the previously rural character of the site.*
- *The introduction of gravel pathways within the site will be further domesticating feature which detracts from its historic rural, agricultural character.*
- *A quite substantial section of hedgerow has been removed to the southern side of the field to allow for construction access (I am not sure that the full extent of the removal is shown on the submitted plans?). This is highly regrettable, given that this was previously a well-established hedge which may have been of considerable age, and which aside from its wildlife value made a strong positive contribution to the semi-rural character of Twineham and of this part of Twineham Lane. It is difficult to understand why access could not have been achieved via the existing entrance to the property, which is a short distance to the east, without this damage being caused. The current application states that the hedgerow will be reinstated using appropriate native species, but unfortunately as the hedgerow removed was mature it seems unlikely that replacement hedging will have the same value for many years to come. Nonetheless it will be important to ensure that this work does take place, whether by condition on an eventual approval or via appropriate enforcement action. I would however consider that in the short to medium term at least this aspect of the proposal has resulted in harm to the settings of the adjacent heritage assets.*

In summary, both the principle of the change of use of the site and the associated physical works to it, some of which are retrospectively applied for, result in my opinion in a degree of less than substantial harm, through impact on setting, to the special interests of the listed buildings identified above. Further information including a fully detailed heritage statement, clarification on the nature of the pool use and associated equipment, and confirmation of the

extent of the hedgerow removal will be necessary for fully informed comment, and to more accurately establish the level of harm arising. In addition, further works appear to have taken place on site which should possibly be included with this application, and are set out below.

Whilst we were on site, we noticed a solar PV array within the western part of the field-this is shown on the submitted plans but does not appear to be part of the current application. It would be helpful to confirm if this array has, or requires, planning permission as I cannot find a relevant record from a brief search of the planning history. This array has an effect on the character of the site which is potentially cumulative with the works discussed above, and should potentially be included in any application to regularise the situation.

We also noted that an artificially surfaced golf area with landscaped putting green, bunkers etc. has been created to the northeast of the house at Redgate Mill, adjacent to the boundary with Slupe. A shepherd's hut has also been positioned in this location. I would defer to the case officer as to whether either of both of these require planning permission, however if this is the case I would also have potential concerns with respect to the golf installation in particular, due to the artificial nature of the surfacing and the recontouring of the land in this position close to the II listed building and historic farmstead. I noted that there is screening by vegetation along the boundary, but that glimpsed views through this were possible, and I would expect that this would be potentially much more the case in winter. Again, although on a different part of the land associated with Redgate Mill, the impact of this work may be cumulative with those which have taken place/are proposed to the field discussed above. I can provide more detailed comments if this work is included in any revised application.*

Thanks,

Emily

Please note that this advice is given at Officer level only and is without prejudice to the formal decision of the District Council.

Emily Wade Ma MSc

Conservation Officer

Planning Services

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emily.wade@midsussex.gov.uk <http://www.midsussex.gov.uk>

17 APPENDIX 2: DEFINITIONS

17.1 The Glossary (Annex 2) to the NPPF 2025 contains the following definitions:

A **heritage asset** is 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.

A **designated heritage asset** comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

The **historic environment** is defined as: “all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora”.

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**. The **setting** of a heritage asset 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. Historic England has published good practice advice in respect of the setting of heritage assets providing detail on understanding and experiencing setting and the associated assessment of the impact of any changes within it (Historic England 2017).

17.2 The following definitions are also relevant to this Heritage Statement:

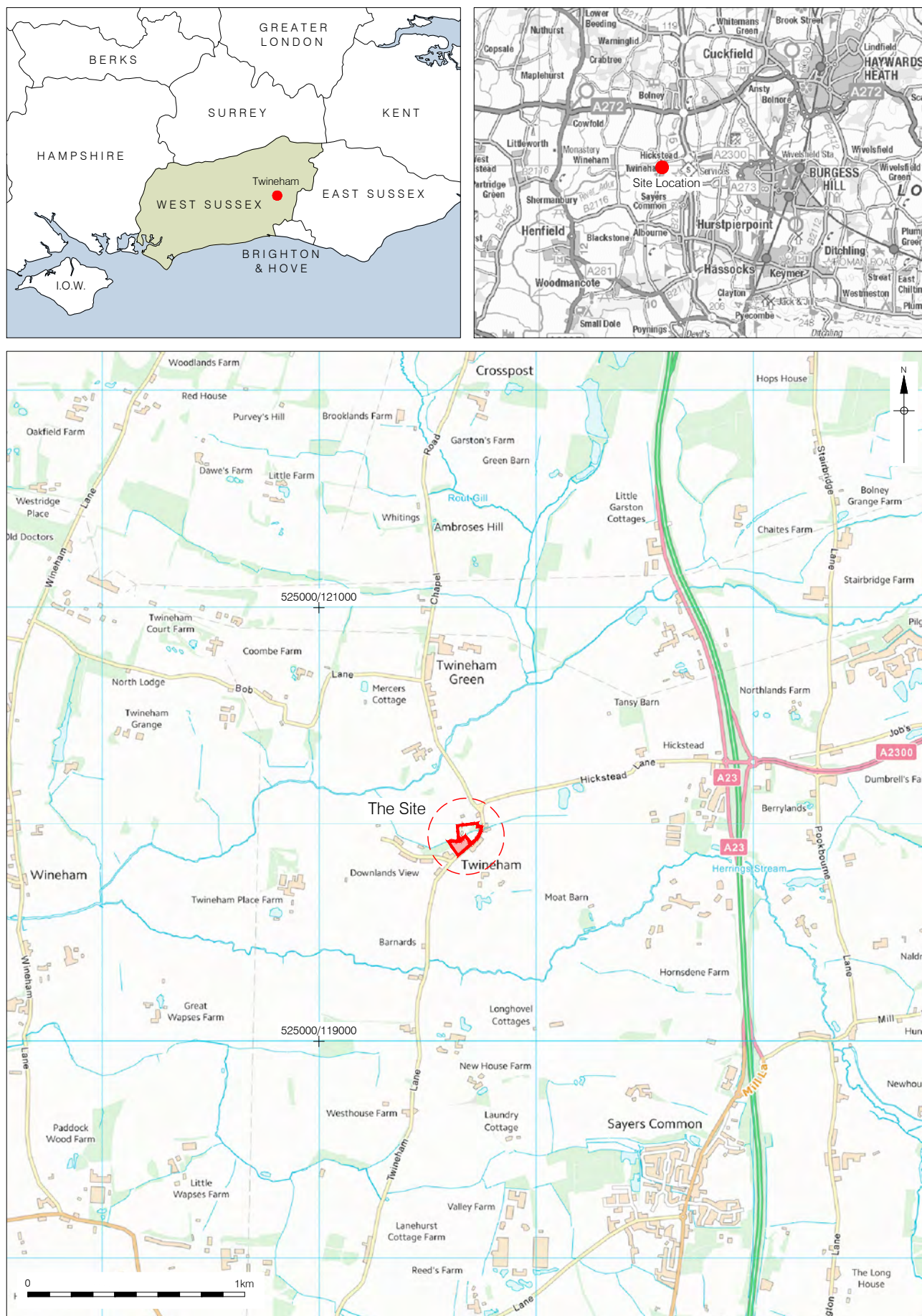
Conservation areas are designated if they are of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance. Historic England has published good practice guidance in respect of conservation areas and this provides a framework for the appraisal and assessment of the special interest and significance of a conservation area. (Historic England)

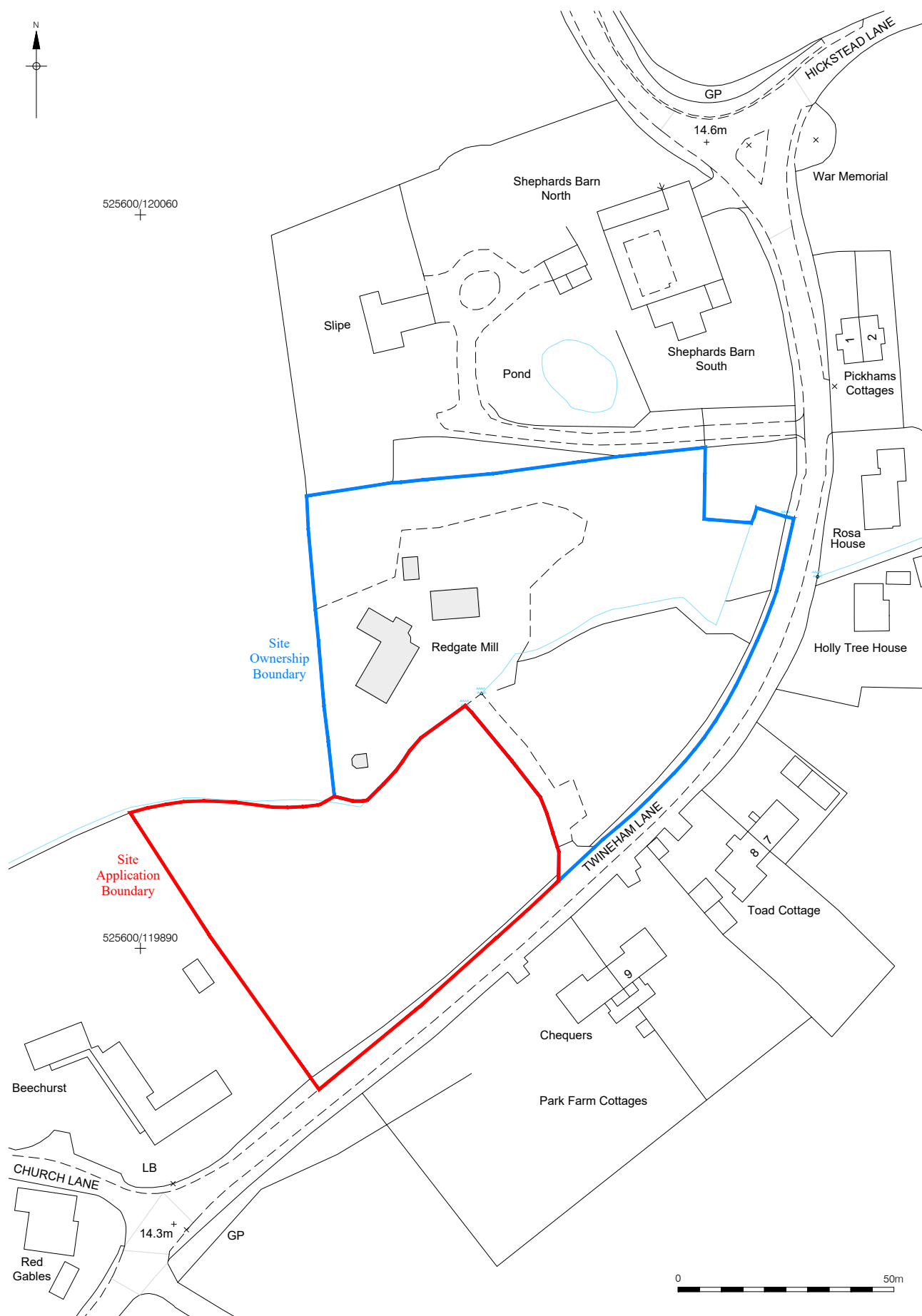
Listed buildings are defined as designated heritage assets that hold special architectural or historic interest. The principles of selection for listed buildings are published by the Department for Digital Culture Media and Sport and supported by Historic England’s Listing Selection Guides for each building type. (Historic England)

Locally listed buildings are defined as locally important heritage assets that are valued by the local community. These are known as ‘non-designated heritage assets’ and include buildings, a structure or feature, which whilst not statutorily listed by the Secretary of State for its national importance, is felt by the council to be of local importance due to its architectural, historical and townscape significance. Buildings are added to the local list in recognition of their value as irreplaceable historic assets which contribute to the quality of the local environment

by enhancing the street scene and sustaining a sense of distinctiveness. Groups of buildings that contribute significantly to the appearance of a street are also eligible for inclusion on the Local List.

Sensitivity of setting: the capacity of the setting to accommodate change without harm to the heritage asset's significance (Historic England 2017)





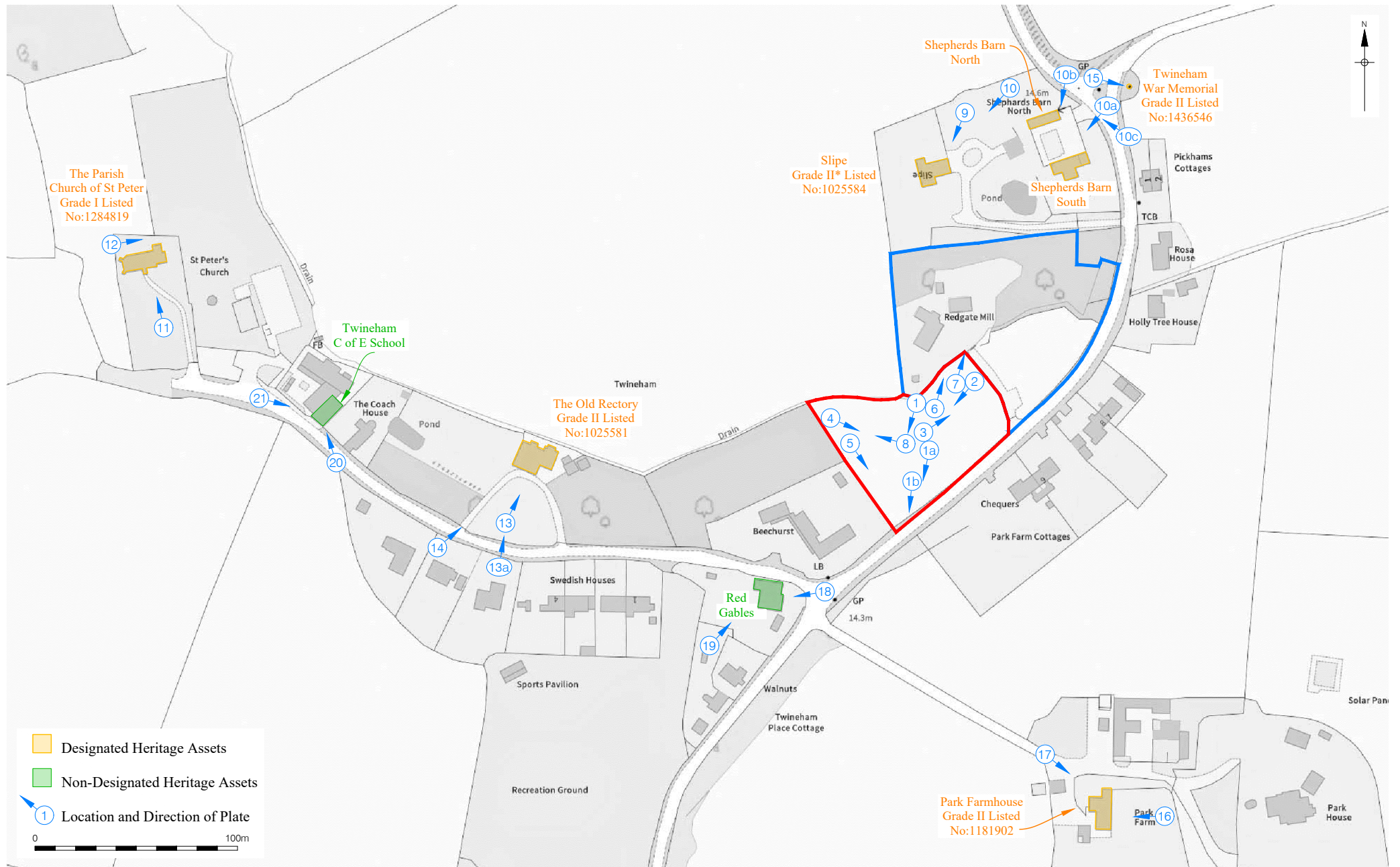


Figure 3
 Designated Heritage Assets showing Plate Locations
 1:2,500 at A4

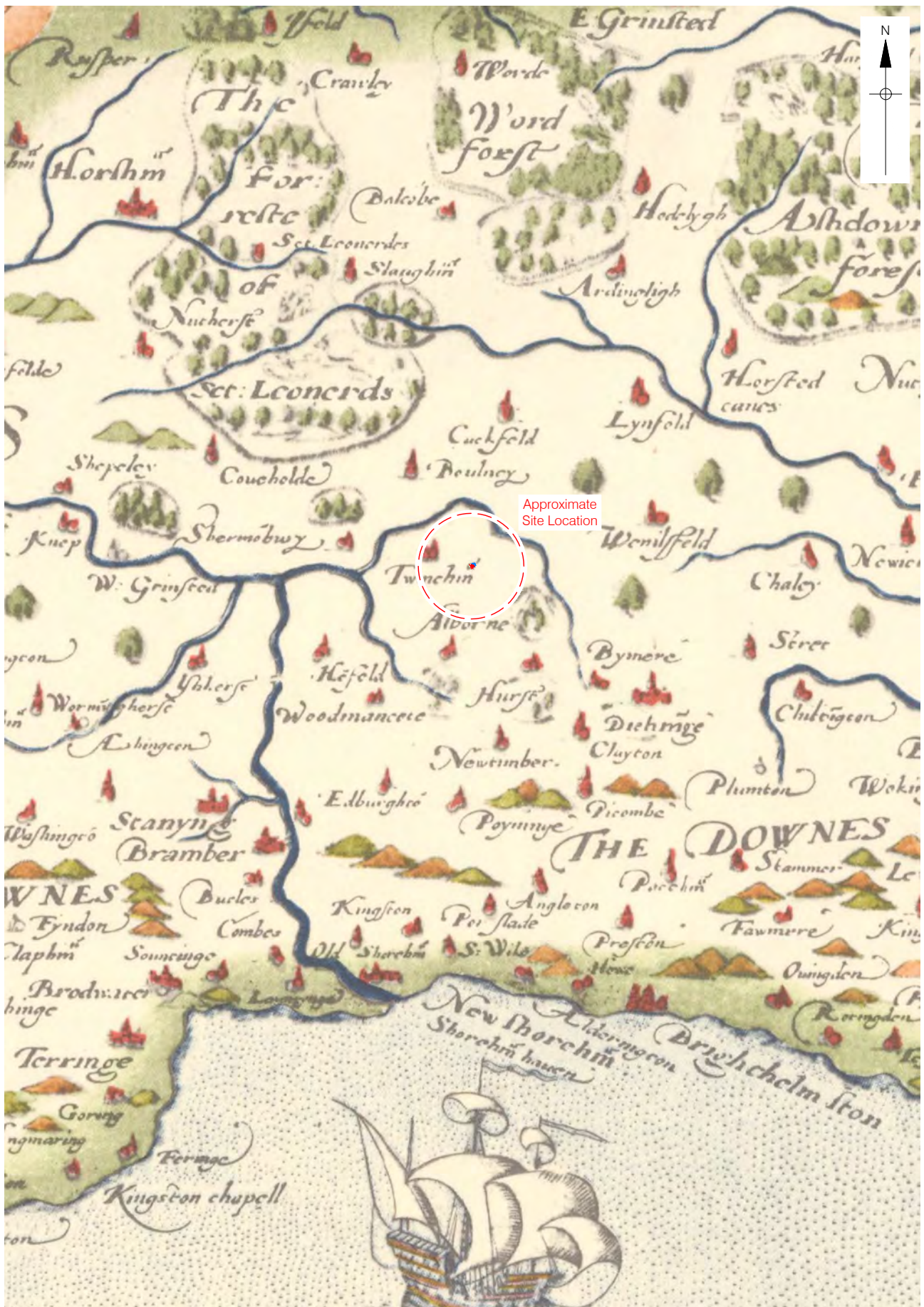


Figure 4
Saxton's Map of Kent, Sussex, Surrey & Middlesex, 1575
not to scale at A4



Approximate
Site Location



Figure 6
Richard Budgen, An Actual Survey of the County of Sussex, 1724
not to scale at A4

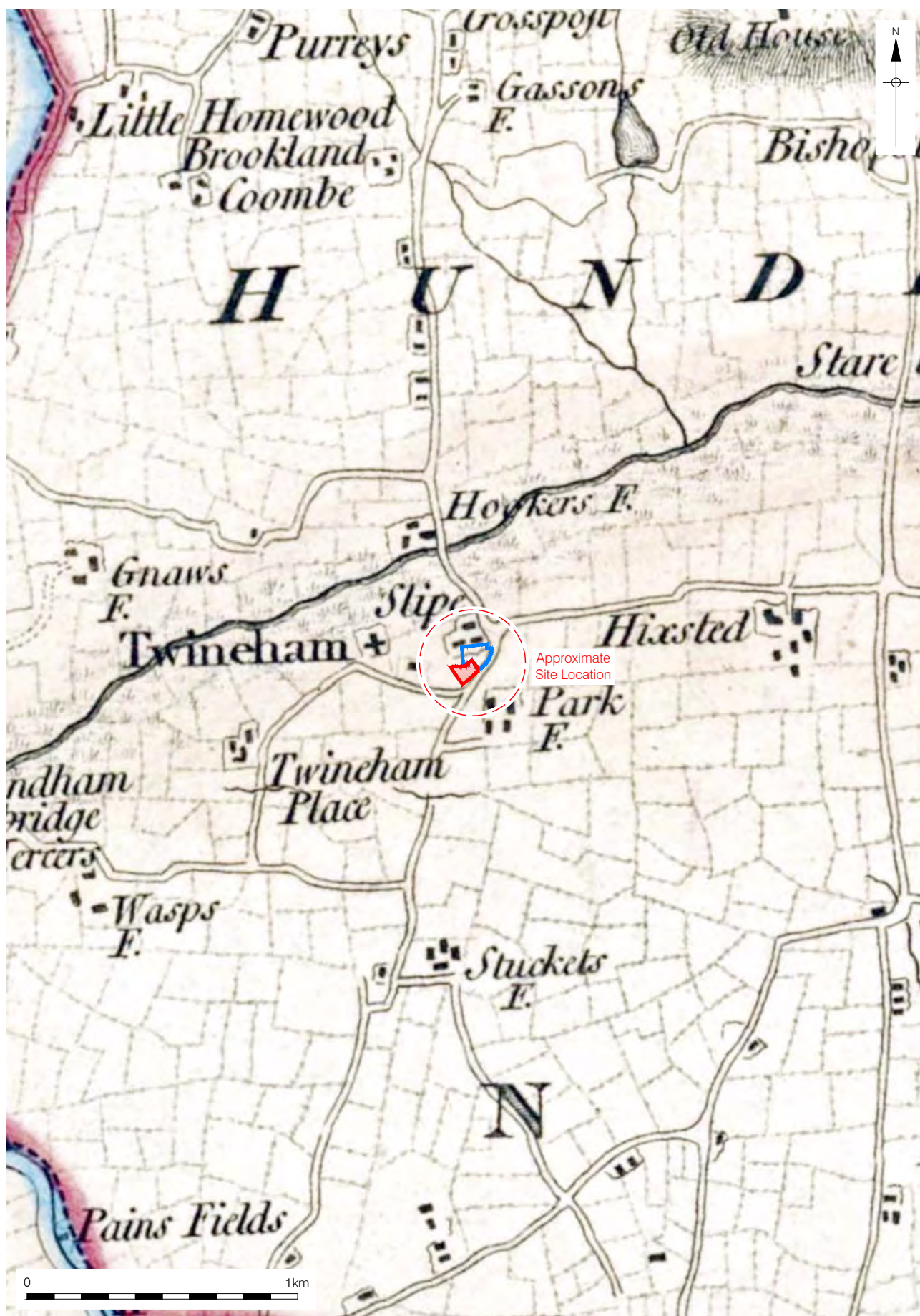




Figure 8
Ordnance Survey Old Series (1 inch), Surveyed: 1797-1810, Published: 1813
approx 1:20,000 at A4



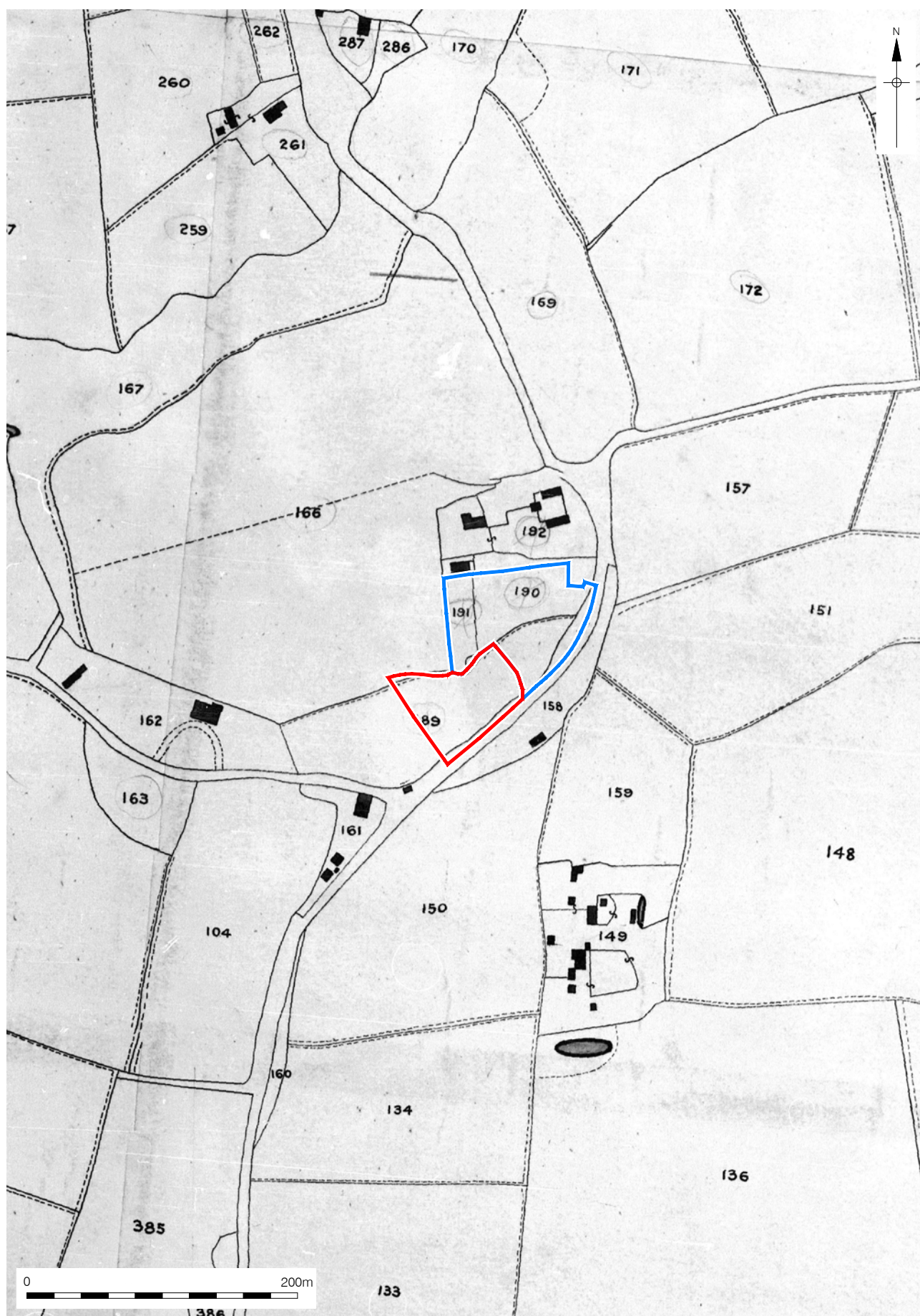


Figure 10
Twineham Parish Tithe Map, 1842
1:4,000 at A4

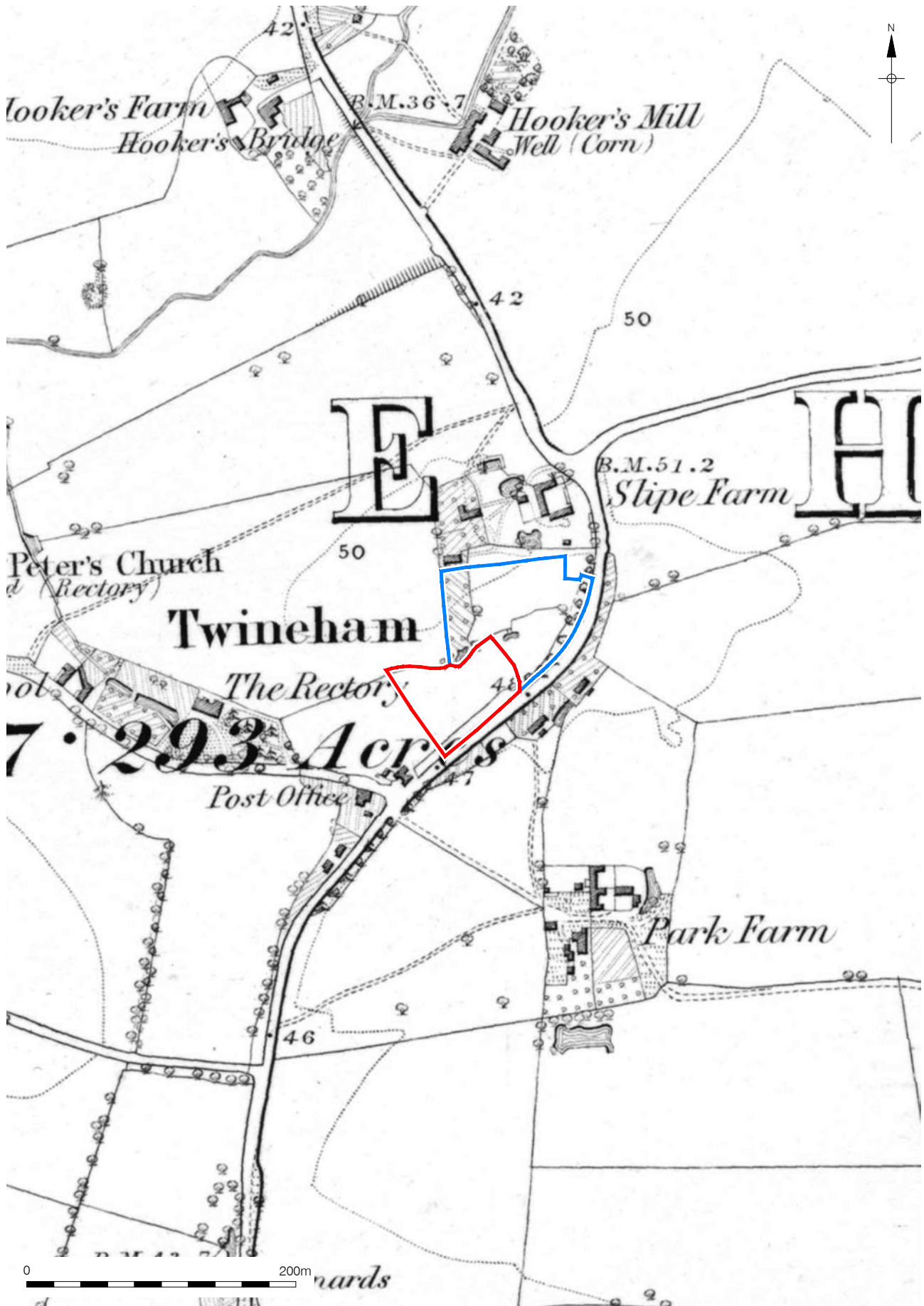
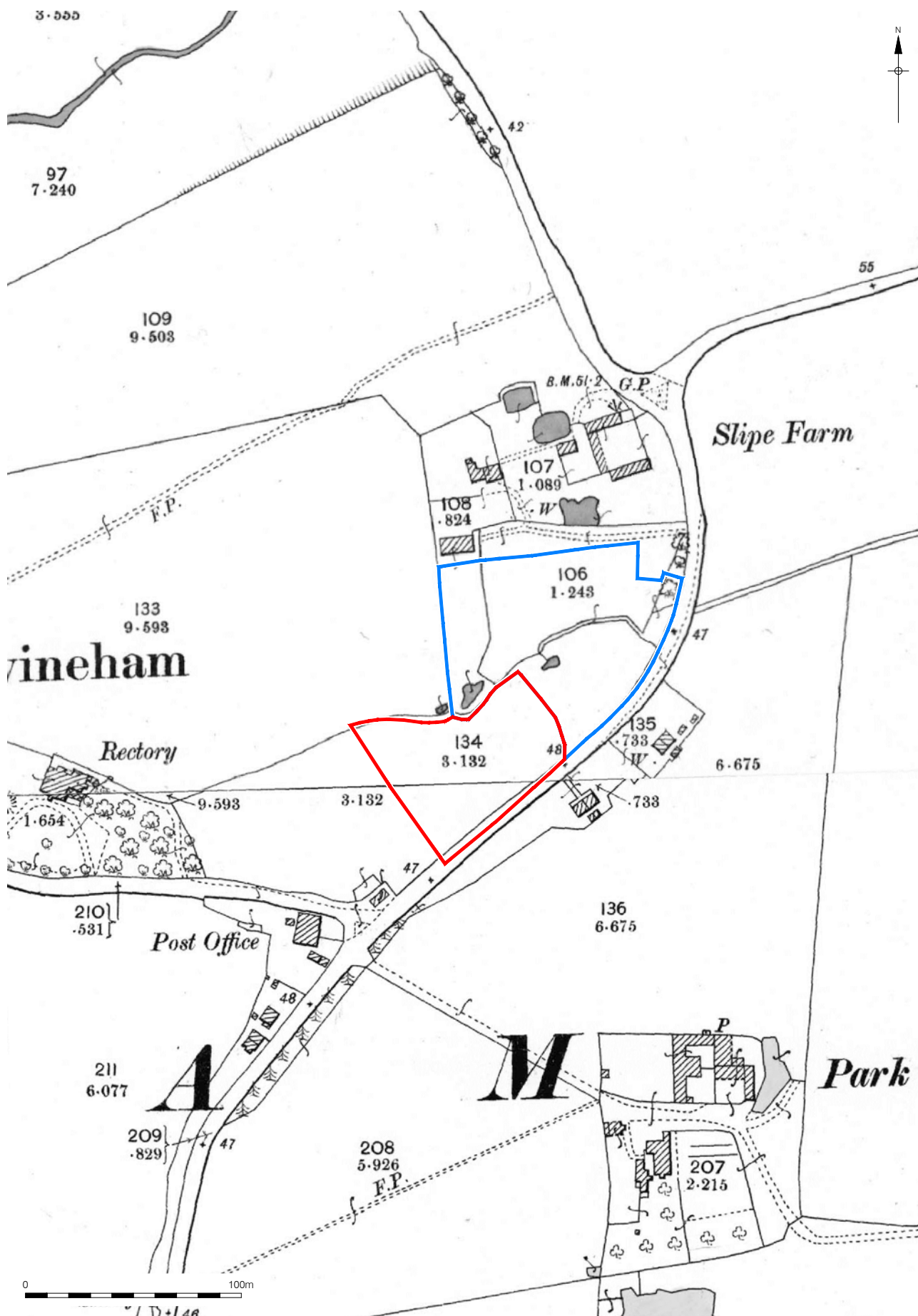


Figure 11
Ordnance Survey (6 inch), Surveyed: 1874-75, Published: 1879
1:4,000 at A4



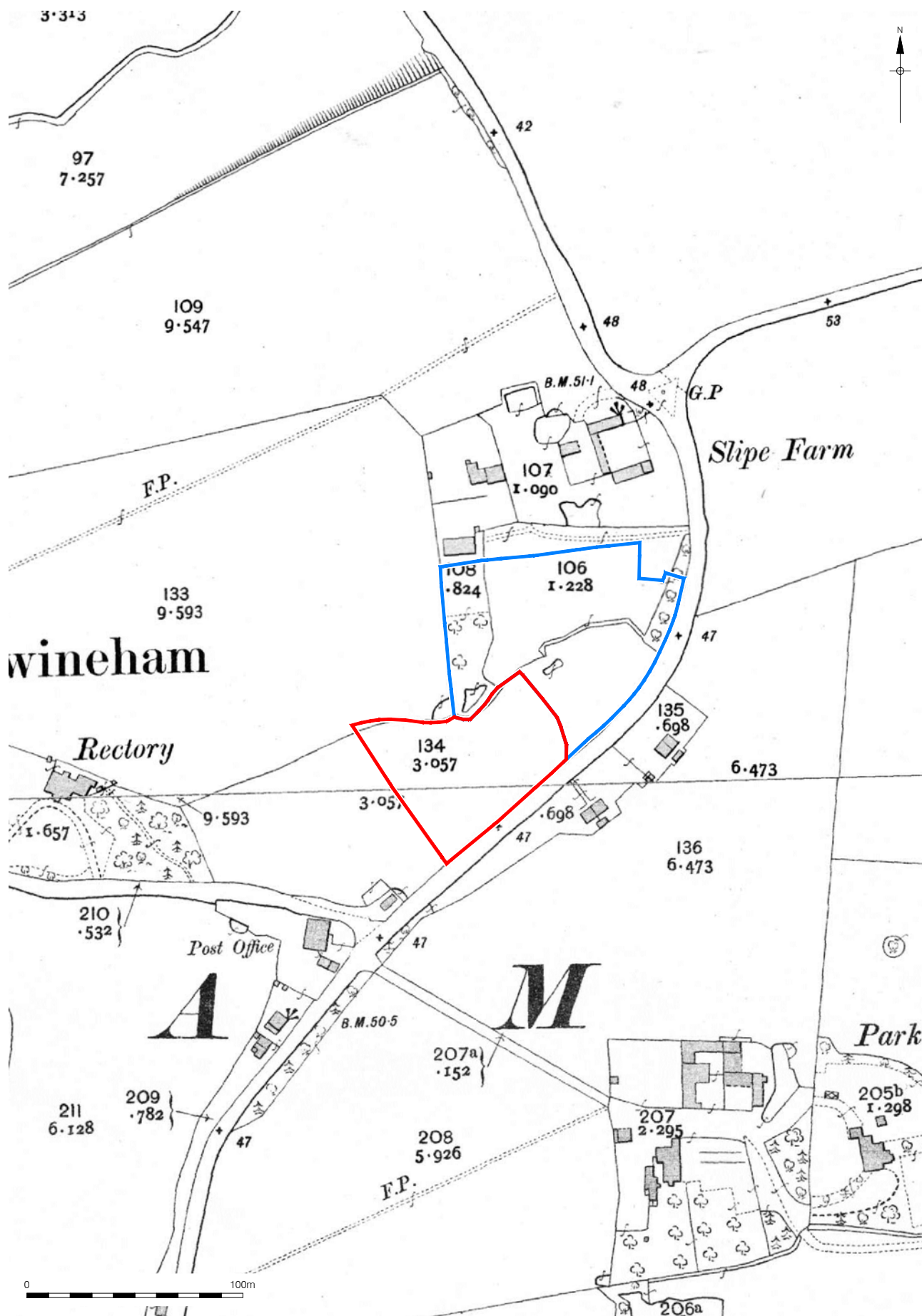
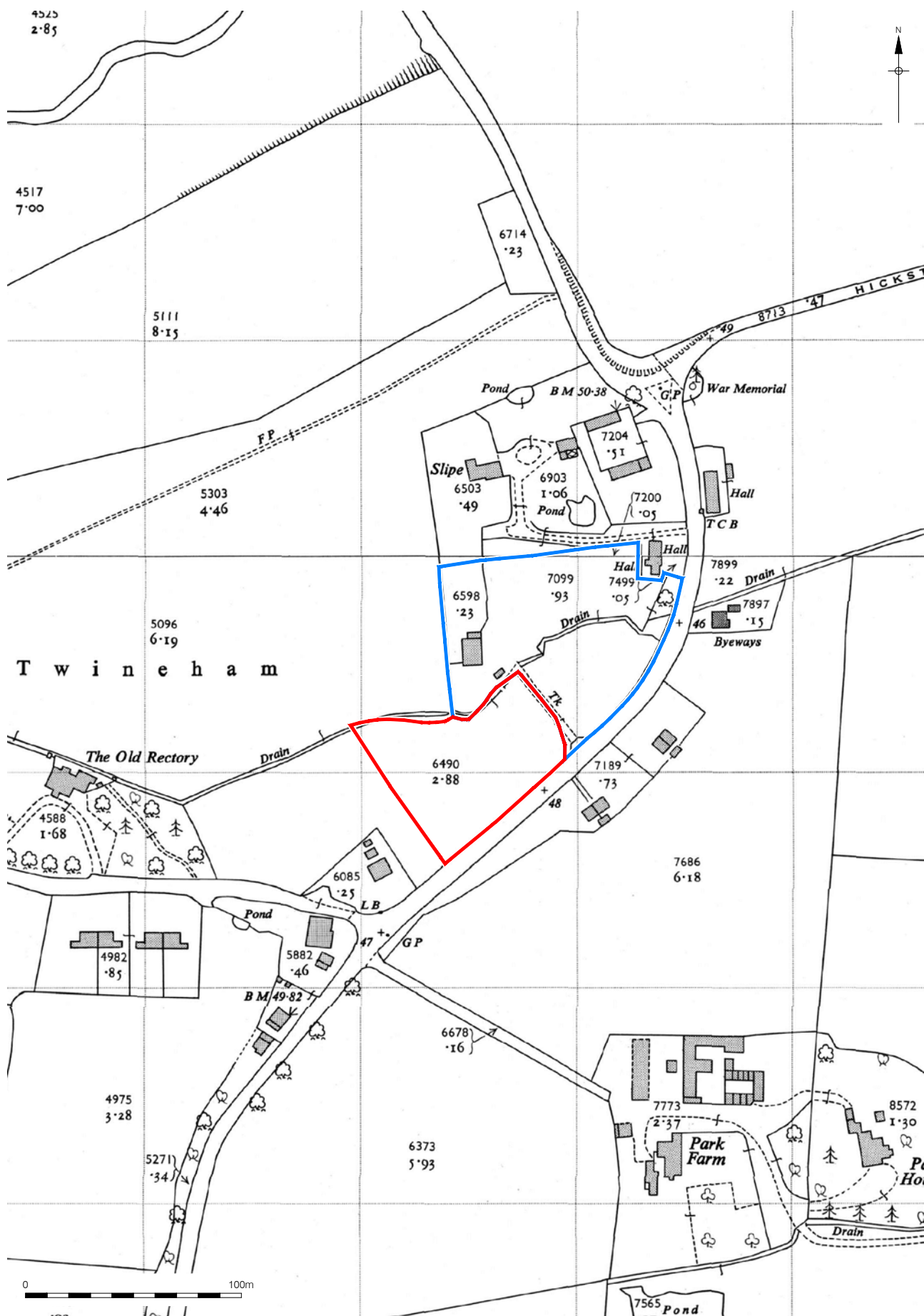


Figure 13
Ordnance Survey (25 inch), Revised: 1909, Published: 1910-1911
1:2,500 at A4



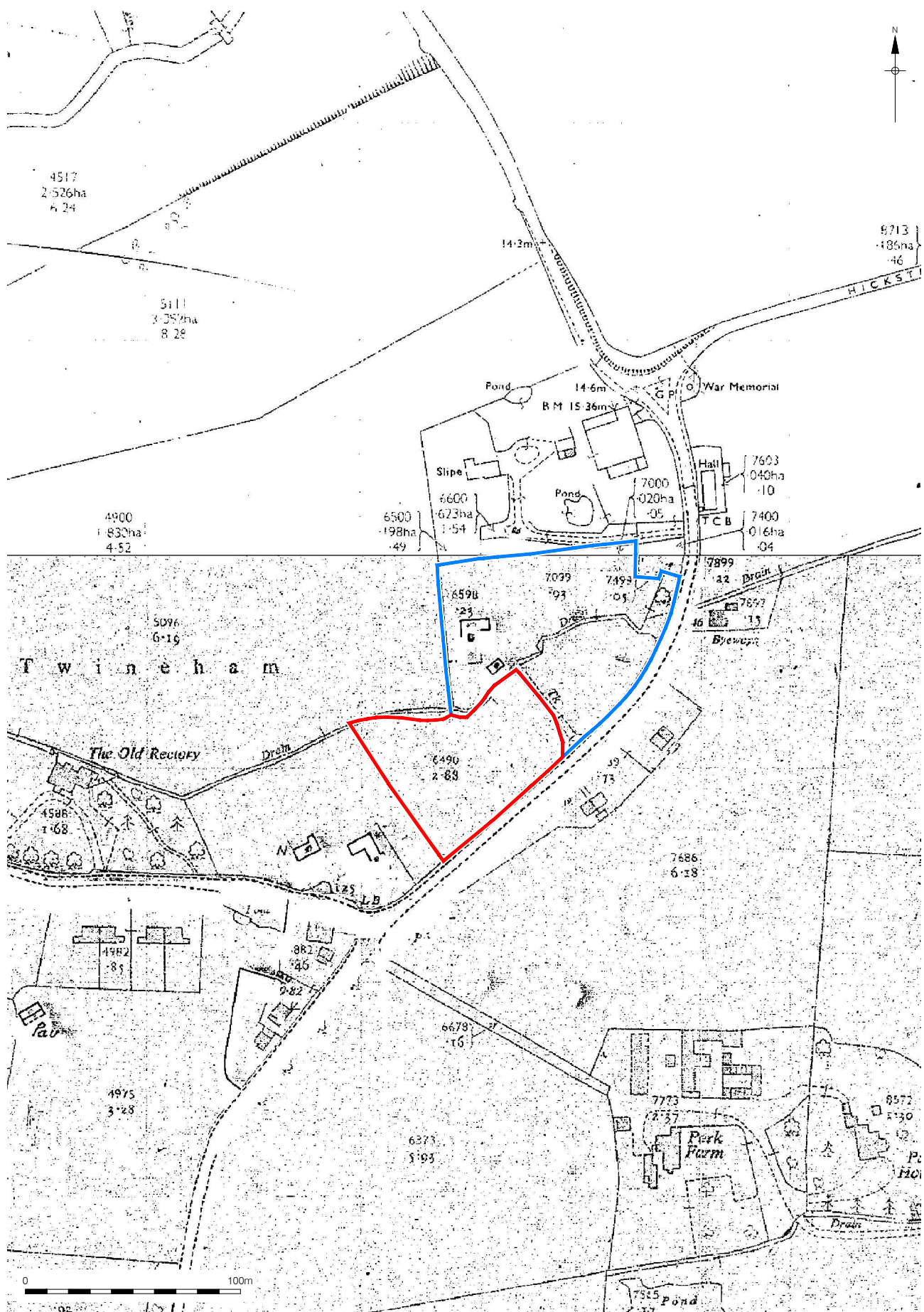
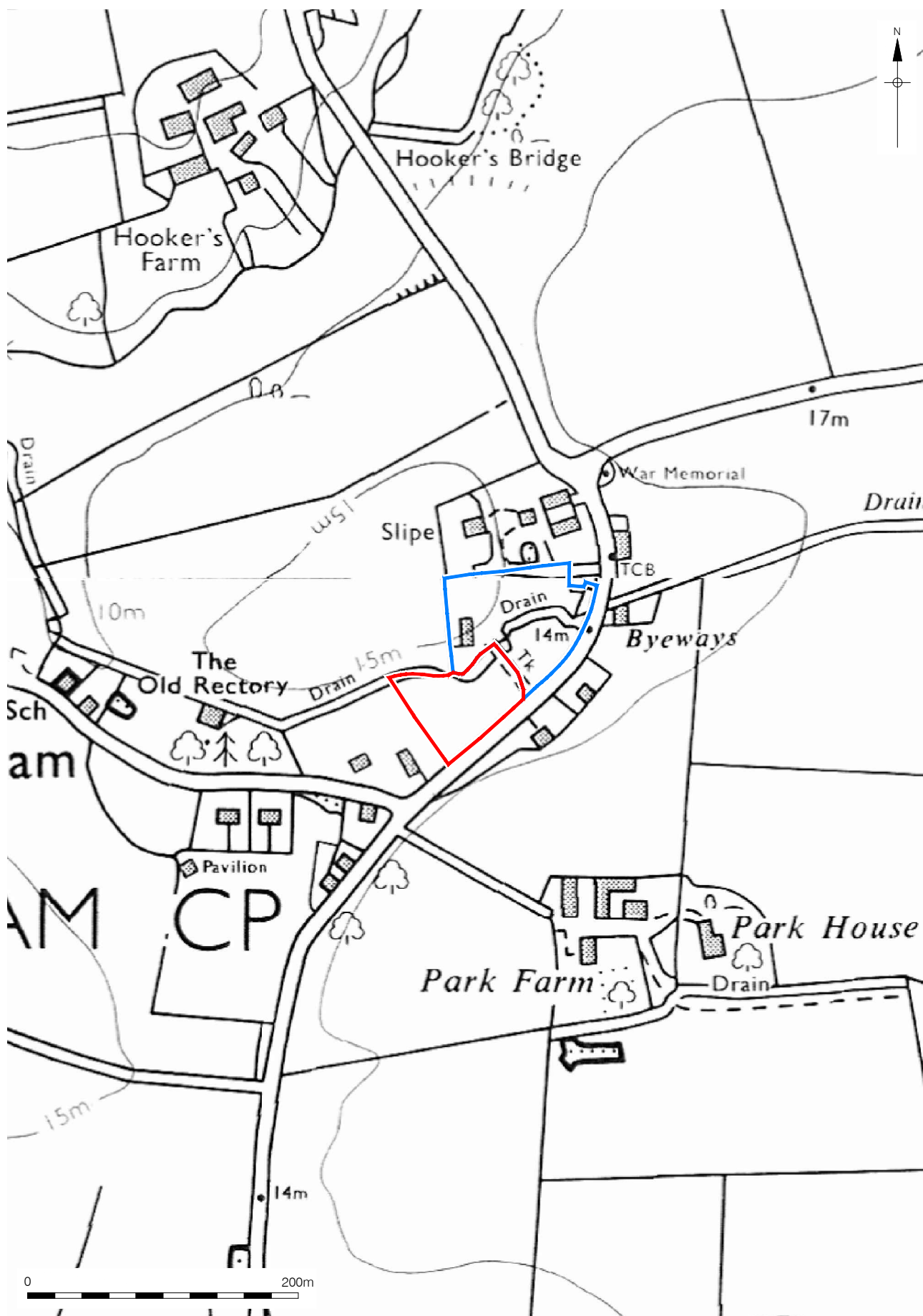


Figure 15
Ordnance Survey (1:2,500), 1974-75
1:2,500 at A4



PLAN - AREA OF PROPOSED ENHANCEMENT



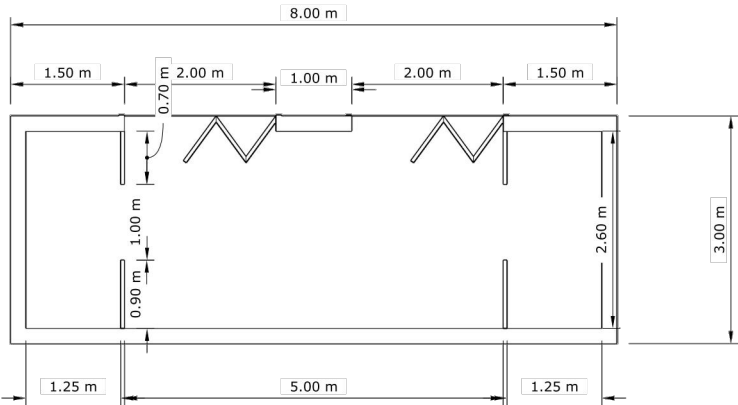
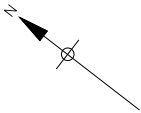
Plan - Area of Proposed Enhancement based on drawing supplied by The Garden Design Studio (April 2026)

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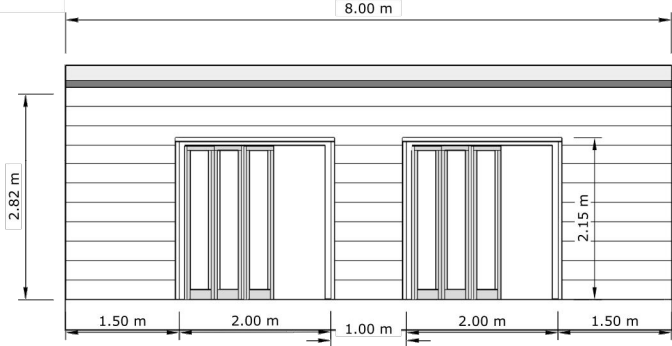
Figure 17
Proposed Development
1:800 at A4

ANCILLARY RURAL PAVILION -
FLOOR PLAN

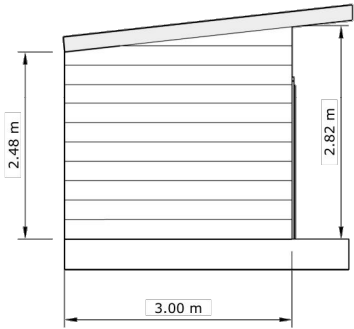


ANCILLARY RURAL PAVILION -
ELEVATIONS

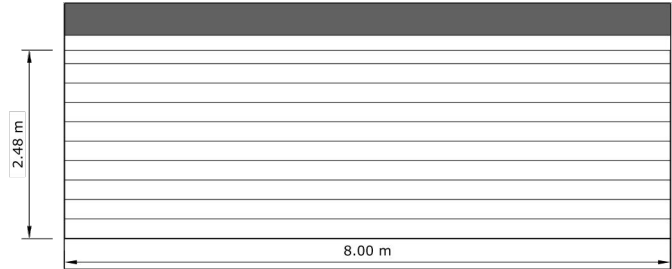
FRONT ELEVATION



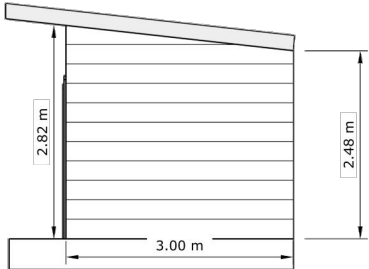
SIDE ELEVATION NW



REAR ELEVATION



SIDE ELEVATION SE



ALL CLADDING WILL BE BLACK TIMBER IN APPEARANCE



Figure 18
Proposed Floorplan & Elevations
1:100 at A4



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