

Land south of Furners Lane, Henfield

Heritage Statement

August 2024

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Report
Heritage Statement

Site
Land south of Furness Lane, Henfield

Client
Elivia Homes Eastern

Planning Authority
Horsham District Council

Grid reference
TQ 21760 16085

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Contents

Executive Summary

- 1.0 Introduction
- 2.0 Planning Background and Development Plan Framework
- 3.0 Historical Context and Location of Heritage Assets
- 4.0 Proposed Development and Potential Impact on Heritage Assets
- 5.0 Summary and Conclusions

Sources Consulted

List of Illustrations

- Figure 1 Site Location
- Figure 2 Locations of NHLE assets
- Figure 3 1610 Speed Map
- Figure 4 1778-83 Yeakell & Gardner Map
- Figure 5 1798 Budgen Ordnance Survey Drawing
- Figure 6 1844 Henfield Tithe Map
- Figure 7 1875-76 Ordnance Survey Map (1:2,500)
- Figure 8 1910-11 Ordnance Survey Map (1:2,500)
- Figure 9 1956 Ordnance Survey Map (1:2,500)
- Figure 10 1994 Ordnance Survey Map (1:2,500)
- Figure 11 Plan of Proposed Development

List of Plates

- Plate 1 View south-east across site from north-western corner, with chimney of Backsettow visible to right of image
- Plate 2 View south across the southern field parcel bordered by with 20th century houses on The Daisycroft
- Plate 3 View north-east from southern field parcel, taking in telegraph wires, Backsettow (right) and houses to the north of Furners Lane
- Plate 4 Backsettow's western elevation seen from its driveway
- Plate 5 Backsettow (right) and adjacent modern buildings (left), viewed along Backsettow's original driveway
- Plate 6 Backsettow's roof and chimney seen from the southern field parcel of the study site

This heritage statement considers Land south of Furners Lane, Henfield (the study site) and the potential impact of the proposed extension of the building on its setting and significance and on those designated and non-designated heritage assets located in its vicinity.

In accordance with Paragraph 200 of the *National Planning Policy Framework* (NPPF 2023), Local Plan Policy 34 – Cultural and Heritage Assets, and Neighbourhood Plan Policy Policy 2.3: Land west of Backsettow, off Furners Lane, Henfield, this report first identifies and describes the historical development of the subject site and outlines the significance of the designated heritage assets in the vicinity before going on to consider the impact of the proposal on that significance.

The study site is located to the south of Furners Lane on the eastern side of the village of Henfield. The only listed building identified in the vicinity with the potential to be impacted by the proposed development is the Grade II listed Backsettow (NHLE 1027392), set approximately 50 metres to the east. The study site shares historic ownership and functional connections with the asset, and intervisibility with the building's upper storey is possible through the interstitial treeline. It falls within the asset's setting and makes a minor contribution to the significance of the asset through preservation of its historic agricultural context.

The placement of new housing in the study site will cause a visible change within Backsettow's setting. Aside from the approach along its original driveway, views of the asset across open fields will be limited, and the perception of the building as a former farmhouse will be less clearly discernible. The proposed development is therefore considered to constitute a low level of less than substantial harm to the significance of the asset.

There will be no effects in any other designated heritage assets. No non-designated heritage assets in the vicinity have been identified requiring assessment.

1.0 Introduction

- 1.1 This heritage statement considers Land south of Furners Lane, Henfield (Figure 1). The site (hereinafter referred to as the “Study Site”) is located at National Grid Reference TQ 21760 16085.
- 1.2 In accordance with the Paragraph 200 of the *National Planning Policy Framework* (NPPF 2023) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 A site visit was undertaken on the 6th April 2023 when the conditions were overcast but visibility was unimpeded.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.5 The subject site is located to the south of Furness Lane, Henfield, West Sussex. The subject site is shown in Plates 1-3.
- 1.6 The site is an irregularly-shaped area comprising two fields on the east side of the town of Henfield. The site is bisected by a hedge boundary running east to west. It is bordered to the west and south by 20th century residential developments along Furners Mead and The Daisycroft. To the north is Furners Lane, which is lined on the north side by 20th century detached houses. To the east is Backsettow (NHLE 1027392), accompanied by a group of other houses and outbuildings.



Plate 1 View south-east across site from north-western corner, with chimney of Backsettown visible to right of image



Plate 2 View south across the southern field parcel bordered by 20th century houses on The Daisycroft



Plate 3 View north-east from southern field parcel, taking in telegraph wires, Backsettown (right) and houses to the north of Furners Lane

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

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

2.2 Section 66(1) states:

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

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

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

2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2023* (NPPF 2023), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

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

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

2.6 Paragraph 200 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.

2.7 *Heritage Assets* are defined in Annex 2 as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).

2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.

2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.

2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.

2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

2.15 Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time.

When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

2.16 The key test in NPPF paragraphs 205-208 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

2.17 Paragraph 208 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

2.18 Paragraph 209 states:

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

2.19 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.20 The current development policy for the site is contained in the Horsham District Planning Framework (Adopted November 2015). Policy 34 – Cultural and Heritage Assets states the following:

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. *Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
2. *Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
3. *Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
4. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
5. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
6. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
7. *Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
8. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

2.21 The Draft Horsham District Local Plan 2019-2036 is currently under consultation. The Local Plan Review Process has been halted at time of writing, with no timetable for resuming works. The Draft Local Plan contains Policy 35 – Heritage Assets and Managing change in the Historic Environment, which is an amended version of the existing adopted Policy 34 (above). The Draft Local Plan can be afforded some weight as emerging policy. Policy 35 states:

The Council recognises that heritage assets, both designated and non-designated, and their setting are an irreplaceable resource, and as such the Council will preserve and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. *Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record. Proposals to alter or extend Listed Buildings, including curtilage listed buildings, must be accompanied by a Heritage Statement.*
2. *Reflect the current best practice guidance produced by Historic England and Conservation Area Character Statements;*
3. *Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*
4. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings and features including trees, fabric and materials;*

5. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Change of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and*
6. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, and provide assessments as appropriate.*

Proposals which would cause substantial harm to, or loss of a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show and understand of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.

2.22 It is noted that both the adopted and emerging local policy in Horsham are at odds with national policy, as they make no distinction between designated and non-designated heritage assets in their provisions, and require that all assets, regardless of designation status, are subject to the tests of substantial and less than substantial harm. This is clearly an untenable position. This assessment will therefore revert to the test of harm against public benefit defined in paragraph 208 of the NPPF.

Neighbourhood Planning

2.23 The Henfield Neighbourhood Development Plan (2017-2031) was formally adopted in May 2021. It contains Policy 2.3: Land west of Backsettow, off Furners Lane, Henfield. The policy states:

Land west of Backsettow, off Furners Lane, Henfield is allocated for approximately 30 single storey dwellings, subject to the following criteria:

(...)

b. The proposal preserves the setting of the Backsettow House, the listed building to the east.

2.24 It is noted that the above Neighbourhood Policy refers to harm to the setting of the asset, rather than harm to the significance, and is therefore at odds with national policy as defined in the NPPF.

Supplementary Planning Guidance

2.25 The Henfield Parish Design Statement (December 2008) and the Henfield Conservation Area Appraisal and Management Plan (Adopted January 2018) have also been consulted.

Other Guidance

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

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

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

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

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

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

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

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

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

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below; these are shown on Figure 2.

Historical Background

Summary: Henfield

- 3.3 Henfield is a village and parish in West Sussex, approximately 6 miles to the west of Burgess Hill and 9 miles to the south of Horsham. Its historic core is linear, set along the High Street/London Road (the A2037), one of the major roads linking the West Sussex to the coast. The village lies to the north of the South Downs and chiefly to the east of the River Adur.
- 3.4 The derivation of the name 'Henfield' is uncertain. The particle 'field' derives from the Old English meaning open country, and the 'Hen' may derive from various possible Old English words.¹
- 3.5 The parish Church of St Peter in Henfield was established in 770 following a grant of land from Osmund, King of Sussex, to the thegn Warbald, then-Lord of the Manor. This grant represents the estate later known as Stretham Manor.² The current building dates in part from the 13th, 16th and late-19th centuries.
- 3.6 Henfield was a large village at the time of the Domesday Survey, with a recorded population of 52 households. The Manor belonged to the Bishop of Chichester at this time and included plough and woodland, meadows, a mill, a fishery and the church.³ Apart from a brief interlude during the Civil War, the Manor of Stretham/Henfield remained with the Bishopric until 1870, when it was passed to the Ecclesiastical Commissioners. The land was sold into the Wisden family with whom it remained into the 20th century.⁴
- 3.7 A separate smaller estate called Wantley Manor is documented in Domesday, at which time it was held of William de Braose by Ralph. The Manor was granted to Lewes Priory in the 13th century. Following the Dissolution the estate passed into private hands, passing through various families through to the 20th century.⁵ In the 17th century Backsettow to the east of the village was held of Wantley Manor.⁶

¹ Mawer & Stenton, 1929, Vol. 1, pp. 215-16.

² Baggs et. al., 1987, pp. 140-145.

³ *Open Domesday*. Entry for Henfield, Hundred of Henfield, Sussex.

⁴ Baggs et. al., 1987, pp. 140-145.

⁵ Baggs et. al., 'Henfield: Manors and other estates', 1987, pp. 140-145.

⁶ WSRO SAS-S/417; Baggs et. al., 'Henfield: Economic History', 1987, pp. 145-153.

3.8 Henfield appears as a small settlement with a church on the 1610 Speed Map of Sussex (Figure 3). The 1778-83 Yeakell & Gardner Map (Figure 4) is the earliest map of the area drawn to scale, and shows the settlement with more detail. The High Street lined with buildings either side can be seen, with a focus of development around the church in the north-west. Backsettow is visible on the east side of the town, and the field parcels to the west are roughly consistent with the present enclosures on the site.

3.9 The 1798 Budgen Ordnance Survey Drawing (Figure 5) shows three discrete buildings on the site of Backsettow, indicating that there were outbuildings forming a farmstead with the house at this date.

3.10 On the 1844 Henfield Tithe Map (Figure 6) the site fell into Plot 752, 'Green Field', a meadow which was owned and occupied by Thomas Beckett. Beckett also owned Backsettow House, the listed house to the east of the site, together with ponds and other farm buildings further east. The 1851 census return, which names the house as 'Backside House', recorded that Thomas Becket was a farmer of 170 acres employing 15 men and one boy.⁷

3.11 The 1875-1876 Ordnance Survey Map (Figure 7) shows that the site was an open field bisected by the access drive to Backsettow, which is shown in its current position. The western and southern site boundaries were partially lined with trees. Backsettow is set within a treed area and accompanied by a small outbuilding to the north, further ancillary buildings to the north-east, and a small aviary to the south-east. The building group is surrounded by trees on all sides and a boundary of trees is shown on the western side of the House.

3.12 The 1910-1911 Ordnance Survey Map (Figure 8) shows few changes on the site. The positions of trees along the field boundaries are no longer shown and there appear to be fewer trees surrounding the Backsettow group. The trees surrounding Backsettow are still apparent, but there does not appear to be a treeline shielding the west front of the house. There is also a new driveway connecting Furners Lane to the north side of the Backsettow group.

3.13 An Altered Tithe Apportionment for Henfield from 1924 records that at that time, the site was owned and occupied by Elizabeth Robins, who also owned Backsettow. Elizabeth Robins was an American actress, playwright, novelist and prominent suffragette. She operated Backsettow House as a refuge for suffragettes following the introduction of the Cat and Mouse Act in 1913.⁸ A blue plaque at Backsettow was unveiled in her honour in 1960.⁹

3.14 The 1956-81 Ordnance Survey Map (Figure 9) shows that there had been changes to the position of buildings in the Backsettow group: some of the former auxiliary farm buildings were demolished, and others extended to create separate dwellings.

3.15 The 1994 Ordnance Survey Map (Figure 10) shows the addition of the Furners Lane residential development directly to the west of the site, The Daisycroft to the south, and

⁷ 1851 Sussex census return, 'Backside House', Henfield, Sussex.

⁸ 'Backsettow House', *Hidden Henfield*.

⁹ John, 1995, p. 1.

Henfield Bowling Green further to the south-east. There are further houses shown on the north-east side of the Backsettow group.

Listed Buildings

- 3.16 There are 50 listed buildings located within a 500 metre buffer of the site. Of these, the majority can be scoped out of the following assessment, as they will not be impacted by the proposed development due to their lack of intervisibility or historic connections with the site.
- 3.17 The Grade II listed Backsettow (NHLE 1027392) is located approximately 50 metres to the east of the site boundary, and will require assessment for the potential impacts of the proposed development within its setting.

Conservation Areas

- 3.18 The Henfield Conservation Area is located approximately 120 metres south of the site boundary. The Conservation Area is fully blocked from view of the study site by interstitial built form along Furners Mead and the Daisycroft. The southern section of the study site, that nearest to the Conservation Area, is proposed for public open space. There will be no perceptible change in the setting of the Conservation Area and the significance of the Conservation Area will not be impacted by the proposed development. It can therefore be scoped out of the assessment.

Non-Designated Heritage Assets

- 3.19 Horsham District Council does not currently maintain a Local List of Non-Designated Heritage Assets. No Non-Designated Heritage Assets requiring assessment have been identified in the vicinity of the site.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the subject site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

4.2 The proposed development comprises a residential development of approximately 29 single-storey dwellings of a mixture of 2 and 1 ½ storeys, with access along the existing track bisecting the site (Figure 11). A green space landscape buffer to the west of Backsettowm has been included in the site allocation.

Potential Impacts on Heritage Assets

4.3 As noted in paragraphs 3.16 – 3.17 there is 1 listed building located in the immediate vicinity of the subject site. The proposed development, therefore, has the potential to impact on the setting and significance of the heritage asset identified.

Listed Buildings in the vicinity

Backsettowm (NHLE 1027392)

Description and setting

4.4 Located approximately 50 metres to the east of the site boundary, this Grade II listed building is described as follows in its NHLE listing:

Originally called East Henfield, later "Eackside-of-the-Town", which has been corrupted into Backsettowm. L-shaped C16 or earlier timber-framed building with red brick infilling. The south-east wing is the older portion which contained the hall. The south front of the west wing and west front of the south-east wing have been refaced with red brick, grey headers and red mathematical tiles. Hipped roof of Horsham slabs. Casement windows. Two storeys. Two windows to each wing. Stepped stone and brick chimney breast on north wall. The south-east wing has a small porch with a pediment-containing a door of four moulded panels. West wing has a doorway with flat hood and door of six moulded panels.



Plate 4 Backsettown's western elevation seen from its driveway



Plate 5 Backsettown (right) and adjacent modern buildings (left), viewed along Backsettown's original driveway



Plate 6 Backsettow's roof and chimney seen from the southern field parcel of the study site

4.5 The significance of the asset is principally derived from the historic and architectural special interest of its built form. Preserving features dating at least from the 16th century, Backsettow is one of the earliest surviving buildings in Henfield. Its south-eastern wing is a good surviving example of a medieval/Tudor hall house, and is informative of the prosperity and growth of Henfield's agricultural economy at this period. It retains original materials e.g. Horsham slabs, timber framing, which are characteristic of the local rural Vernacular style. The farm has been documented since the 17th century, and has been modified through the centuries in line with changing architectural approaches and the development of its farm estate.

4.6 The asset also derives historic associative value through its connection with the suffragette Elizabeth Robins. Its former use as a refuge for suffragettes following the passage of the Cat and Mouse Act is an important aspect of Henfield's local history, and is informative of the history of women's suffrage in Britain more generally.

4.7 Backsettow is set on the south-west side of a group of buildings of various dates, accessed via two driveways: one connecting to Furners Lane to the north, and the other crossing the site to the west. The group is surrounded by hedges and treelines on all sides and this forms the immediate setting of the asset. Beyond the hedge boundary, the group of buildings is surrounded by open fields on all sides, with a densely wooded area and pond bordering the group to the east. The treeline boundary to the west of Backsettow is lower than the house's roofline, such that the upper storey and chimney of the asset can be seen across the site from both field parcels (Plates 1, 3 & 6).

4.8 At the time of the 1844 Tithe Survey and 1924 Altered Apportionment, Backsettow was in the same ownership as the fields to its west, including the study site. As the study site was recorded in agricultural use, and the asset was a farmhouse at the time, it is highly likely that the site and asset have a direct historic functional connection. The driveway to the west of the house appears on the 1844 Tithe Map and this was the original main

approach (Figure 6). Backsettowm's principal elevation faces west and the approach along this driveway allows appreciation of the asset within its historic context of open fields (Plate 5). The site falls within the asset's setting and contributes a low degree of significance to the asset, as it allows Backsettowm to be perceived as a former farmhouse within its historic farmland. The quality of the asset's wider setting is marred by the telegraph poles and modern houses dating from the 1980s along Furners Lane and The Daisycroft (Plates 2 & 3), which reduce the rural appearance of the study site.

Impact of Development Proposal

4.9 Current masterplans for the proposed development include a road through the centre of the study site, maintaining the access drive to Backsettowm in its existing position. The principal approach and key view of the asset along its driveway (Plate 5) will therefore be maintained, and it will still be perceptible against its historic farmland to the east. A landscape buffer area has also been factored in separating Backsettowm from the development to the west, such that the asset will still be perceived as distinct from the proposed development.

4.10 The placement of new housing in the study site will constitute a visible change within the asset's setting. The development of Furners Lane and The Daisycroft within the asset's historic farmland in the 1980s fell within Backsettowm's setting, so the rural sense of its surroundings have already been compromised. Views of the west side of Backsettowm across its former farmland will be curtailed and the present sense of rural openness will be lost. Backsettowm's former function as a farmhouse will be less discernible due to the loss of the visual connection between the asset and its agricultural setting. The proposed development is therefore considered to constitute a low level of less than substantial harm to the significance of the asset, which will require balancing against the public benefits of the scheme.

5.0 Summary and Conclusions

- 5.1 In summary, the proposal is compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2018 and relevant local heritage policy including Draft Local Plan Policy Policy 35 – Heritage Assets and Managing change in the Historic Environment, and Neighbourhood Plan Policy Policy 2.3: Land west of Backsettow, off Furners Lane, Henfield.
- 5.2 This heritage statement considers Land south of Furners Lane, Henfield (the subject site) and the potential impact of the proposed extension of the building on its setting and significance and on those designated heritage assets located in its vicinity.
- 5.3 The subject site is located to the south of Furners Lane on the eastern side of the village of Henfield. The only listed building identified in the vicinity with the potential to be impacted by the proposed development is the Grade II listed Backsettow (NHLE 1027392), set approximately 50 metres to the east. The study site shares historic ownership and functional connections with the asset, and intervisibility with the building's upper storey is possible through the interstitial treeline. It falls within the asset's setting and makes a minor contribution to the significance of the asset through preservation of its historic agricultural context.
- 5.4 The placement of new housing in the study site will cause a visible change within Backsettow's setting (Fig. 11). Aside from the approach along its original driveway, views of the asset across open fields will be greatly limited, and the perception of the building as a former farmhouse will be less clearly discernible. The proposed development is therefore considered to constitute a low level of less than substantial harm to the significance of the asset.
- 5.5 The significance of all other designated assets in the vicinity will be preserved from harm. No non-designated heritage assets in the vicinity have been identified requiring assessment.

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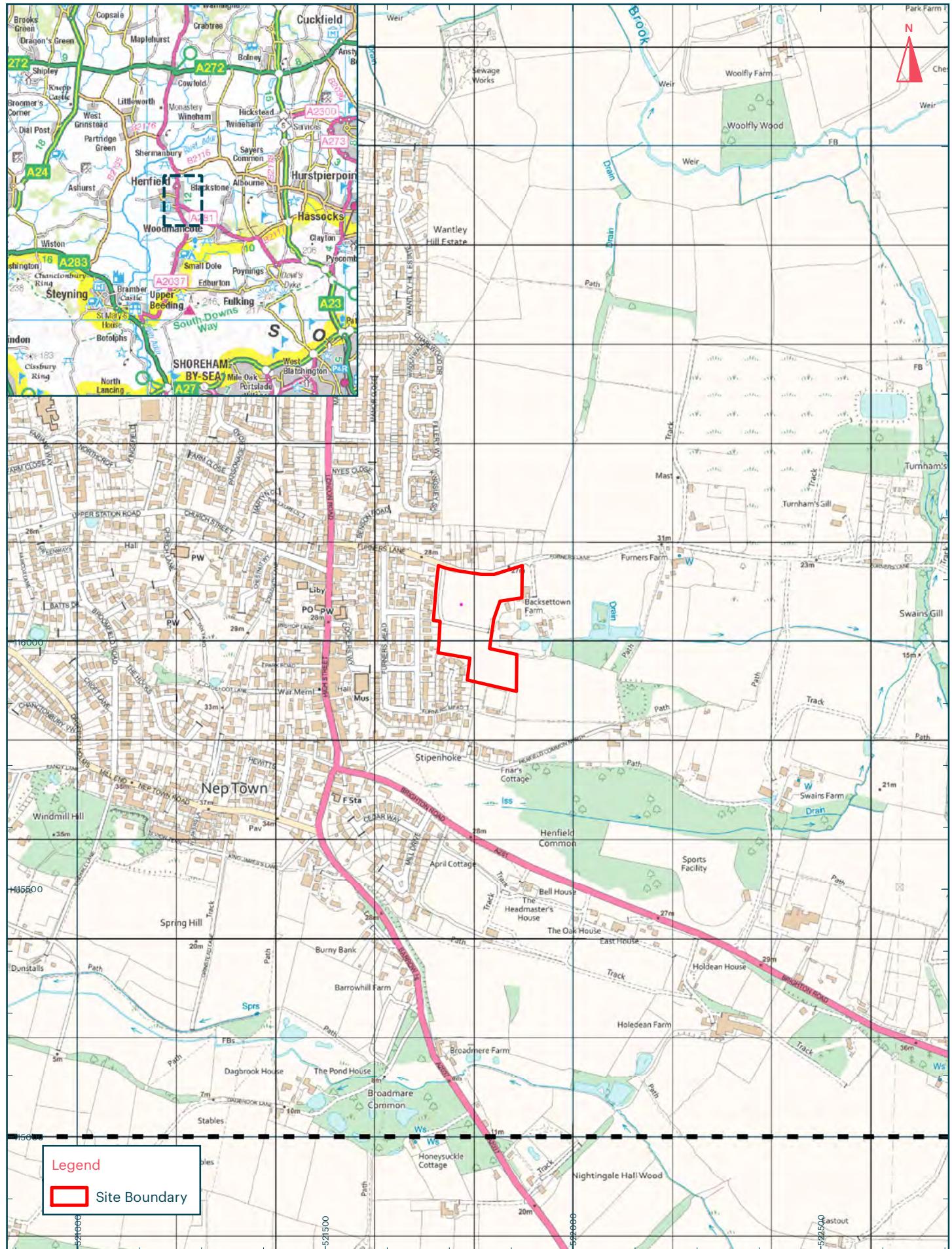
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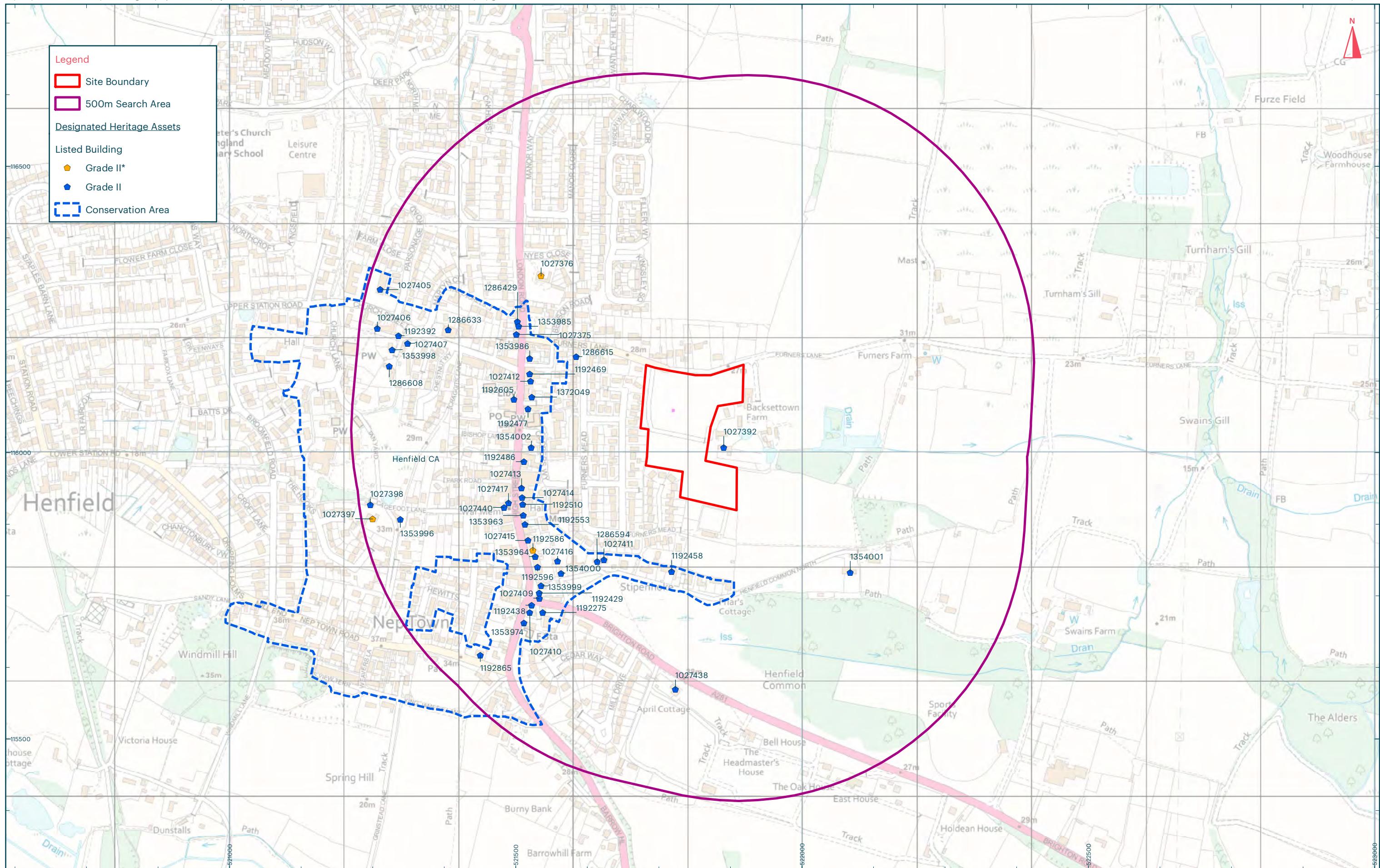


Title: Figure 1: Site Location

Address:

Scale at A4: 1:10,000

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Title:

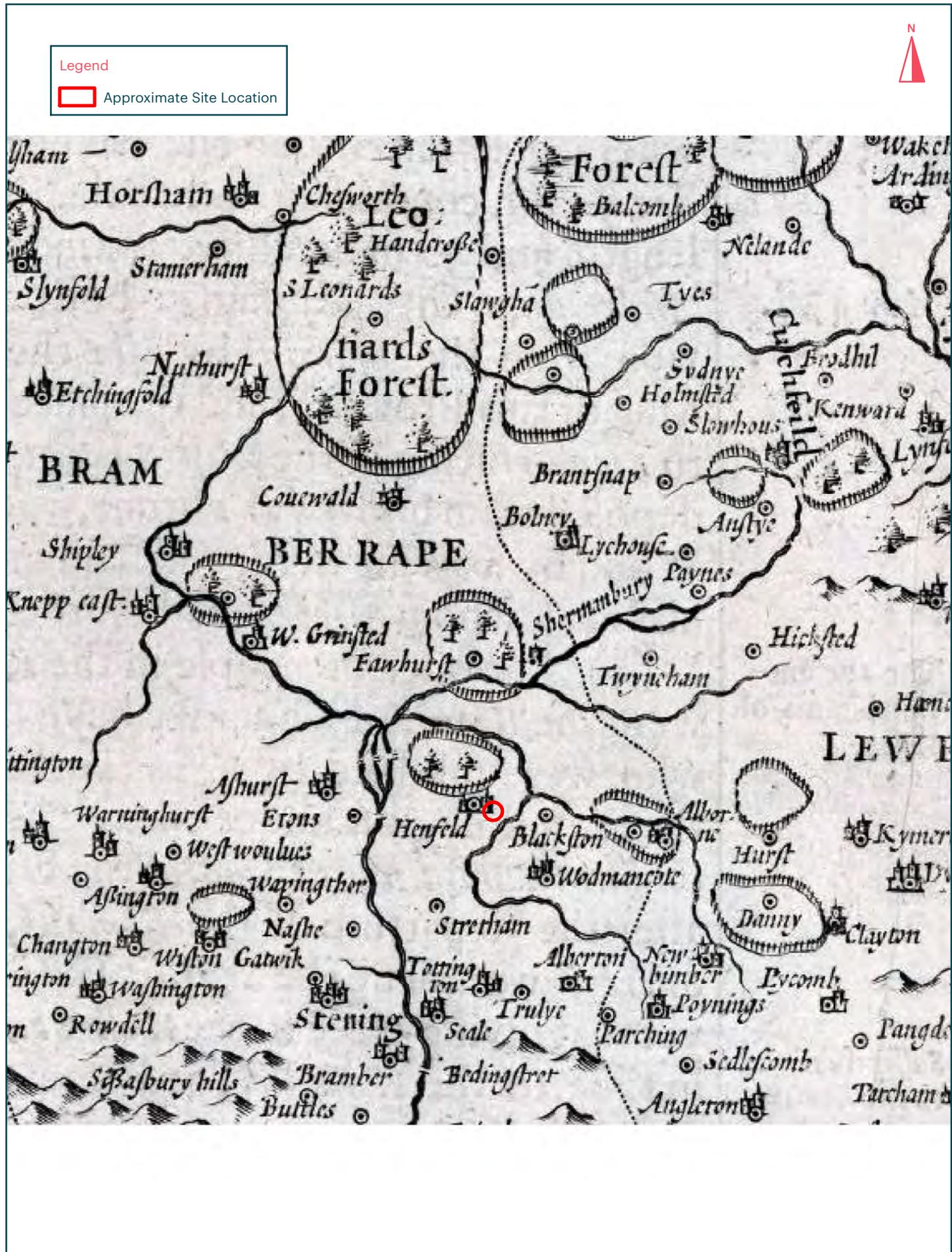
Figure 2: Designated Heritage Assets

Address:

Land South of Furners Lane, Henfield

Scale at A3: 1:6,000





Title:

Figure 3: 1610 Speed's Map of Sussex

Address:

Land South of Furners Lane, Henfield

Not to Scale:
Illustrative Only

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**Title:**

Figure 4: 1778-1783 Yeakell and Gardner's Map of Sussex

Address:

Land South of Furners Lane, Henfield

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0 600m

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**Title:**

Figure 5: 1798 Budgen Ordnance Survey Drawing

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Land South of Furners Lane, Henfield

Scale at A4: 1:10,000

0 300m

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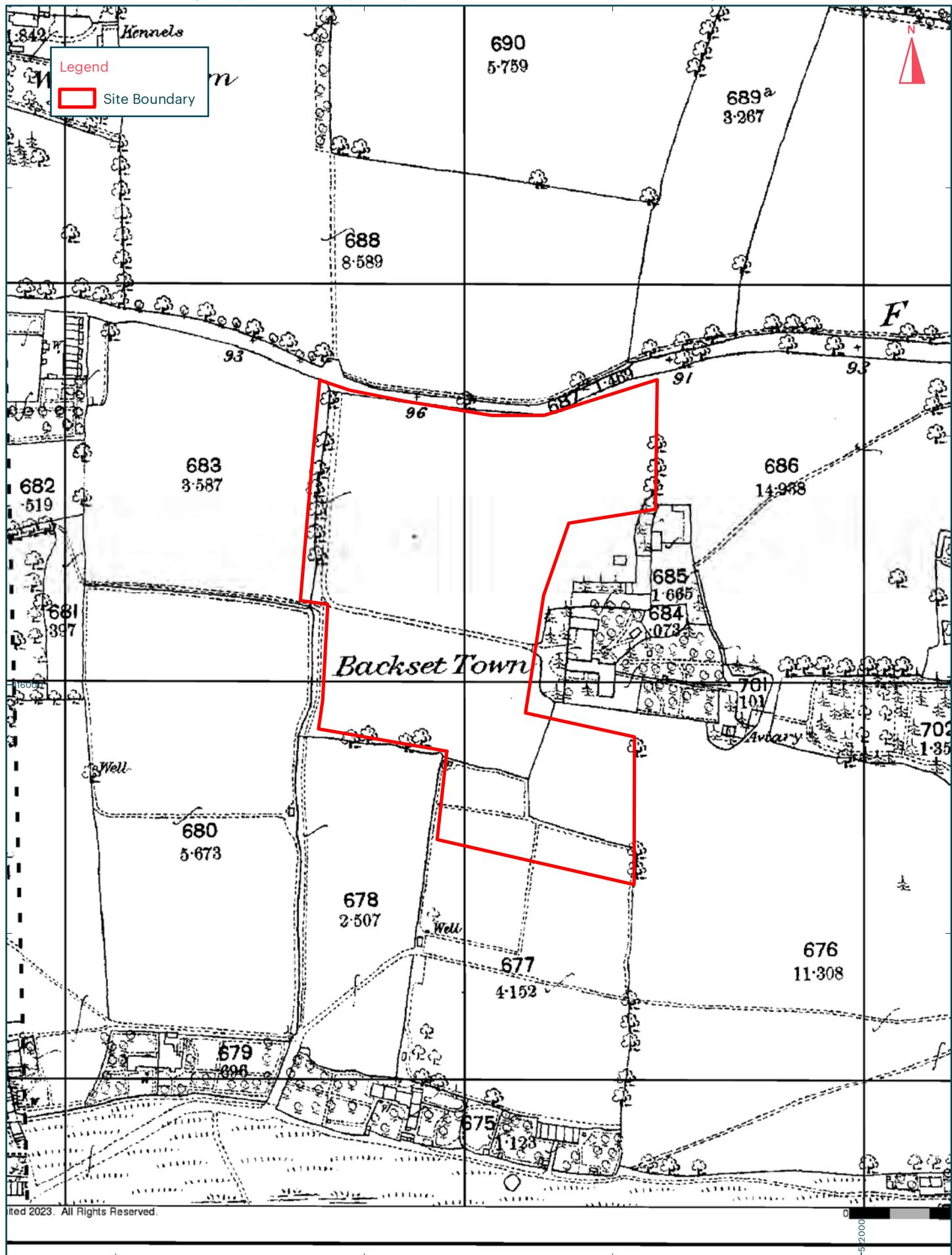
Figure 6: 1844 Henfield Parish Tithe Map

Address:

Land South of Furners Lane, Henfield

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Title:

Figure 7: 1875-1876 Ordnance Survey 1:2,500 Map

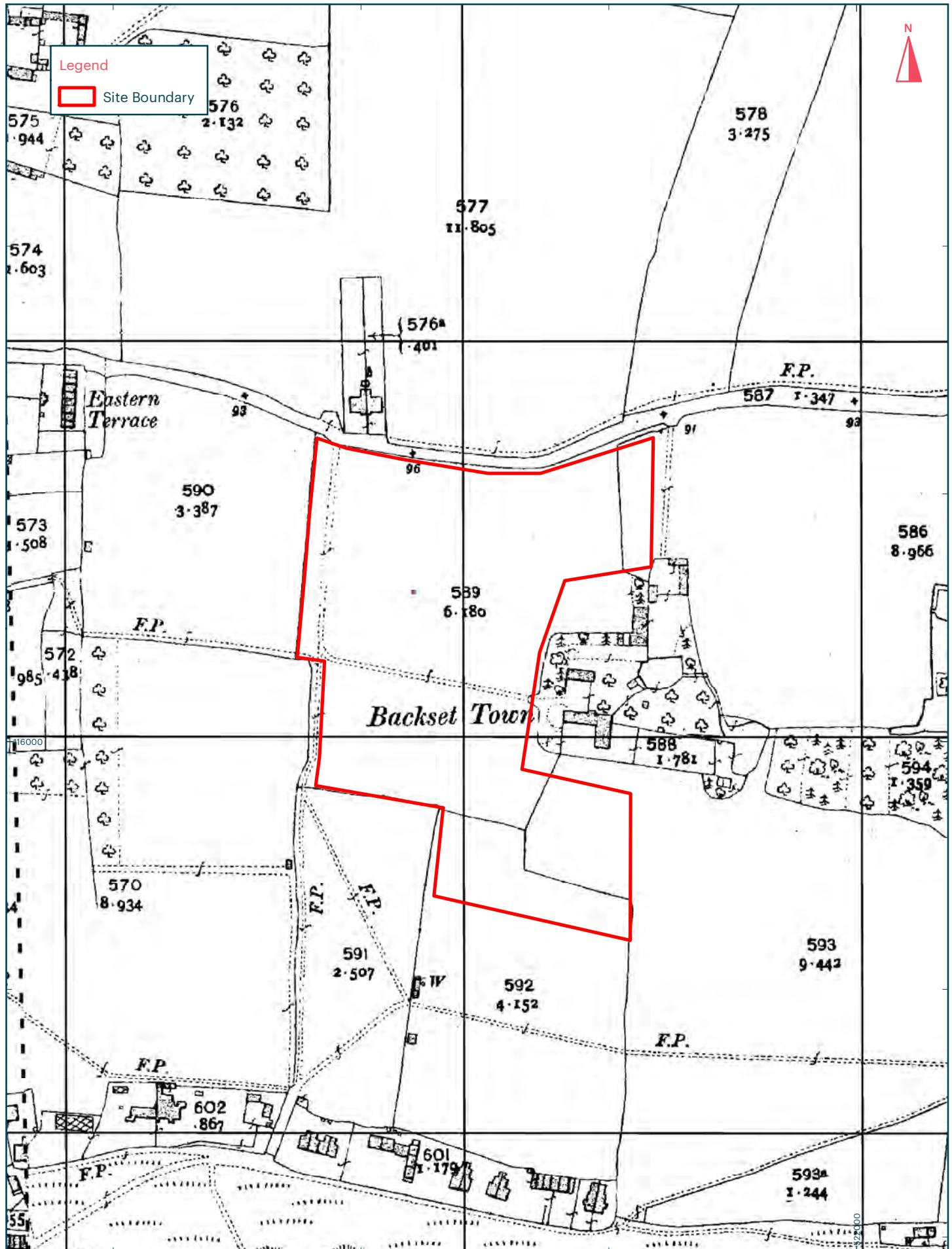
Address:

Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

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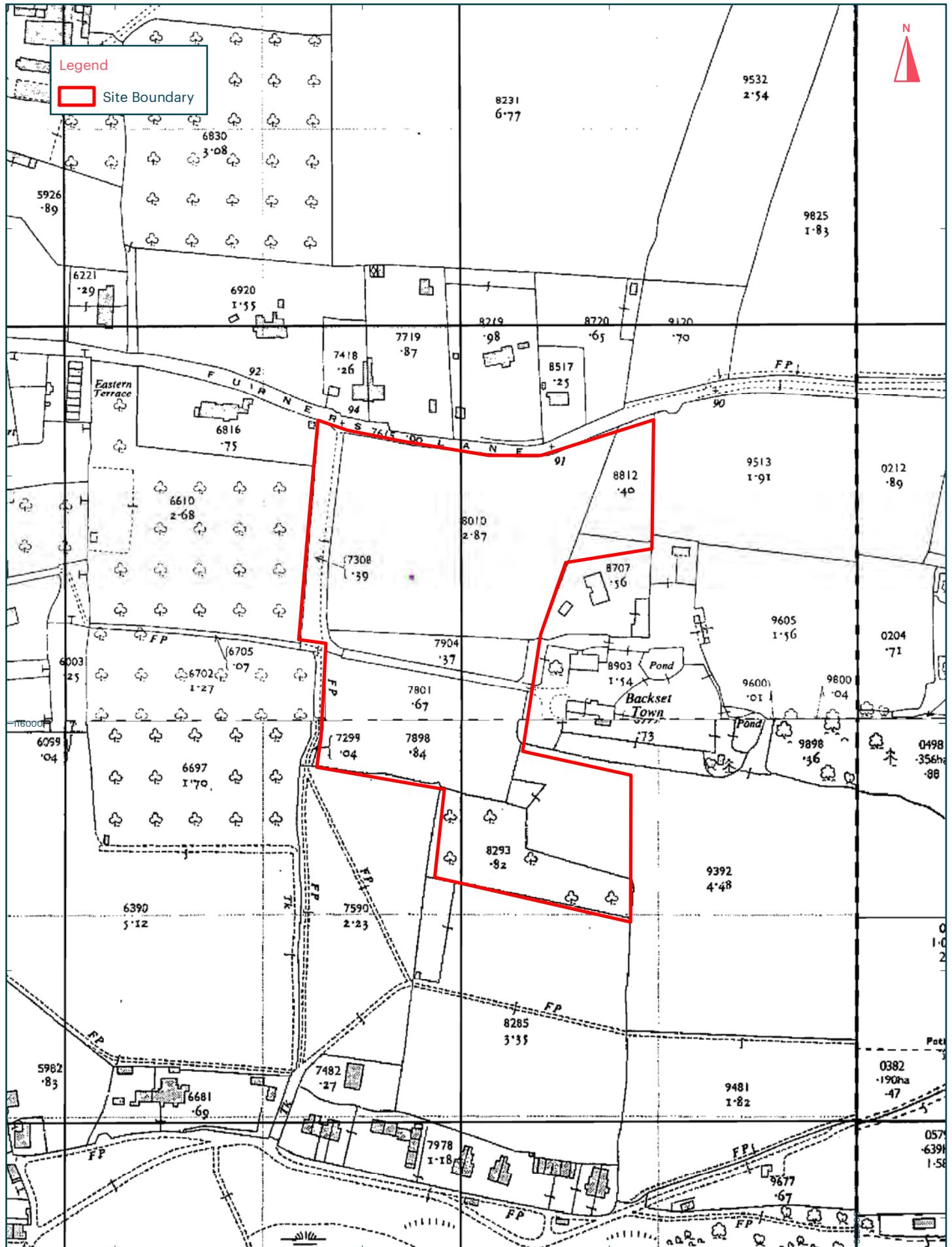
Figure 8: 1910-1911 Ordnance Survey 1:2,500 Map

Address:

Land South of Furners Lane, Henfield

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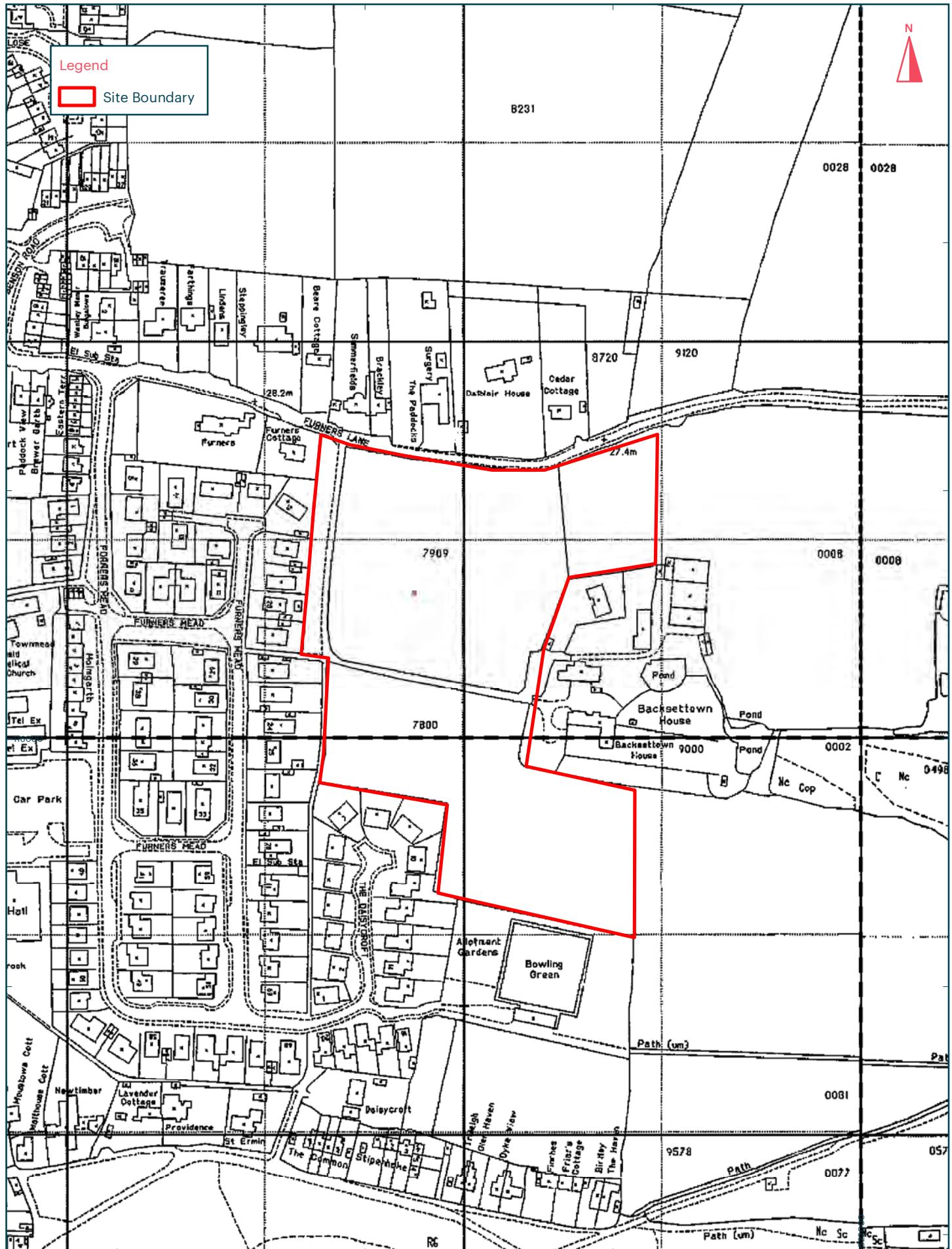
Figure 9: 1956-1981 Ordnance Survey 1:2,500 Map

Address:

Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

orion.



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Figure 10: 1994 Ordnance Survey 1:2,500 Map

Address:

Land South of Furners Lane, Henfield

Scale at A4: 1:2,500

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Title:

Figure 11: Plan of Proposed Development

Address:

Land South of Furners Lane, Henfield

Scale at A4: 1:1,250

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