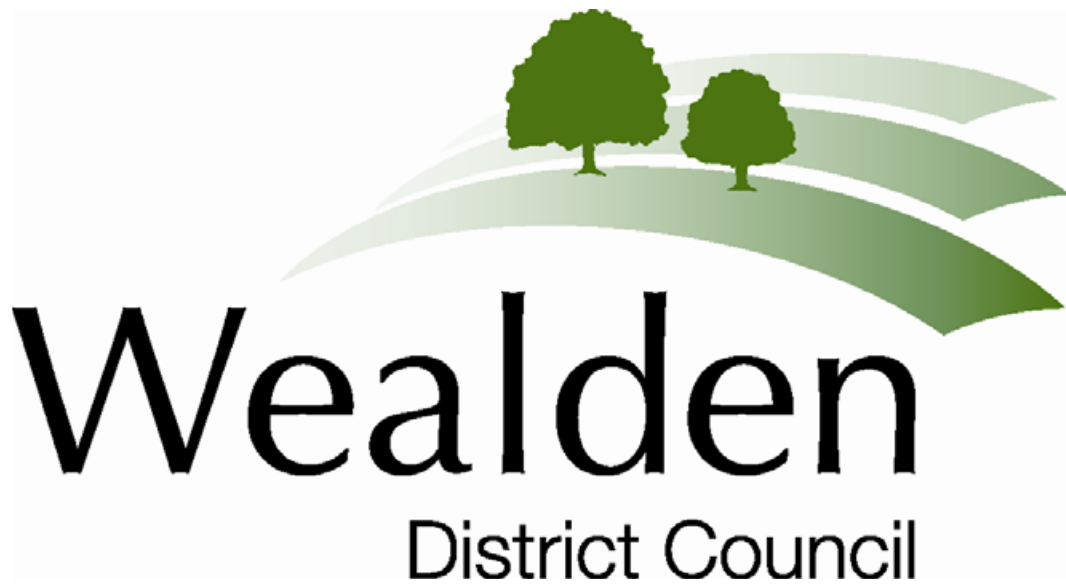




Town and Country Planning Act 1990

Appeal by Hertfordshire Holdings Ltd.

Land to the south of the A271 and east of the A22, Lower Horsebridge

Wealden District Council Ref:

WD/2023/3222/MAO

Planning Inspectorate Ref:

APP/C1435/W/23/3335625

PROOF OF EVIDENCE

CONTENTS

Executive Summary

1	Introduction	5
2	Legislation, Policy and Guidance	6
3	Historic Development	14
4	Impacts on Brook House	31
5	Impacts on Boship Farm Hotel	35
6	Conclusion	40
7	References	41

Appendices

FIGURES

Figure 1	Yeakell and Gardener's 1778-1782 map showing Dicker Common
Figure 2	Extract of the 1770 Map of Boreship and Mouse House surveyed by Stephen Katte (ESRO AMS 6234/1)
Figure 3	Ordnance Survey Draft surveyed by Thomas Budgen, depicting 1789
Figure 4	Hellingly Tithe Map 1842, overlaid with Augustus Fuller's lands
Figure 5	Extract of Katte's 1770 map, showing part of Mouse House, now Brook House (ESRO AMS 6234/1)
Figure 6	First Edition 1:2500 OS map, surveyed c.1873, published c.1875, extract showing Brook House
Figure 7	Second Edition 1:2500 OS map, revised 1898, published 1899, extract showing Brook House
Figure 8	Third Edition 1:2500 OS map, revised 1908, published 1910, extract showing Brook House
Figure 9	1:2500 OS map, revised 1937, published 1940, extract showing Brook House
Figure 10	Extract of Katte's 1770 map, showing part of Boship Farm (ESRO AMS 6234/1)
Figure 11	Extract of Hellingly Tithe Map of 1842 showing Boship Farm
Figure 12	First Edition 1:2500 OS map, surveyed c.1873, published c.1875, extract showing Boship Farm

- Figure 13** Second Edition 1:2500 OS map, revised 1898, published 1899, extract showing Boship Farm
- Figure 14** Third Edition 1:2500 OS map, revised 1908, published 1910, extract showing Boship Farm
- Figure 15** 1:2500 OS map, revised 1937, published 1940 (lower sheet not completed), extract showing Boship Farm
- Figure 16** 1947 Aerial

APPENDIX

- A.** Map of historic features with photo locations
- B.** Site photographs
- C.** List descriptions for Brook House and Boship Farm Hotel
- D.** Village Character Statements – Hellingly Parish extracts (Introduction, Lower Dicker Character Assessment, and Lower Horsebridge Character Assessment)
- E.** Map of Boship Farm and Mouse House 1770 (AMS 6234/1); Surveyors draft to the 1770 map with legend (Extract of ACC 3412/170/3/13)
- F.** Tithe Apportionment extract
- G.** SAS PS/19 Sales Particulars 1918, Boship Farm
- H.** 1921 Conveyance from Mr J.S. Ford to R.M. Pratt, of a freehold farm known as Boship Farm in the Parish of Hellingly (ACC 5777/1 extract)
- I.** 1936 East Sussex London-Eastbourne Road (Hailsham By-pass and Link Road) Compulsory Purchase Order, including portions of Boship Farm and Brook House (ACC 5777/1 extract)
- J.** 1970 conveyance of Westlands Horsebridge, Hellingly, part of Boship Farm (ACC 5777/1 extract)
- K.** Historic images of Boship Farm Hotel
- L.** Newspaper Extracts
- M.** History of the Orpington, extract from The Orpington Club website
- N.** Grey Literature – extracts of Smith, Beswick, Robertson, Butler and Pevsner
- O.** Knights Farm – Masterplan, C&D Consultation Response, Moore Comment
- P.** ESCC Consultation Document on upgrades to the Boship Roundabout

EXECUTIVE SUMMARY

- 2.1 I have identified two listed buildings which would be affected by the proposed development. Brook House is a grade II listed early 19th century villa farmhouse to the north of the site. Boship Farm Hotel is a 17th century farmhouse listed at grade II to the west of the site. I have found both to exhibit architectural and historic interests commensurate with their grade II listed status.
- 2.2 I have undertaken a detailed historic development of the site and its surroundings, including the settings of the two listed buildings. Contrary to assertions by the Appellant, I have demonstrated that the appeal site was in common ownership and farmed as part of Boship Farm until 1970, and that the agricultural uses at Brook House continued into the 20th century.
- 2.3 Following the methodology set out in Historic England's Good Practice Advice 3 on The Setting of Heritage Assets, I have shown that both of the assets derive some significance from their settings and/or afford appreciation of their significance under the twin roles of setting, including from the land within the appeal site.
- 2.4 I have shown that the quantum of development would result in an uncharacteristically urban form which fails to respond positively to the setting of the designated heritage assets, and exacerbated by the alterations to Lower Horsebridge Road.
- 2.5 Accordingly, I have found that there would be harm to the significance of both heritage assets arising from development within portions of their settings which afford appreciation of and contribute to their significance. This would arise from visual impacts associated with the loss of the rural qualities of their settings.
- 2.6 The scheme would therefore fail to preserve the significance and setting of heritage assets under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act. I consider that there would be less than substantial harm to the significance of the assets. For Boship Farm Hotel, the harm would fall at the lower end of the spectrum, whereas for Brook House it would remain at the moderate level despite amendments to the scheme. For Brook House, there would be a level of cumulative harm associated with the recently permitted Knights Farm development.
- 2.7 Consequently, the proposed development would be contrary to national and local policies, including paragraphs 135c, 139, 203 and 212 of the NPPF, amounting to less than substantial harm under paragraph 208; local policies EN1 and EN27 of the Saved Local Plan 1998 relating to sustainable development and the layout and design of development; broader policies relating to the intrinsic quality of the historic environment in the Core Strategy SP02; and Policies LHB1 and LBH2 of the Hellingly Neighbourhood Plan.

1 Introduction

- 1.1 My name is Heather Hall. I hold a Bachelors Degree in Architecture (BArch) and a MSc in Historic Building Conservation (with distinction) from Portsmouth University.
- 1.2 I have been employed by Wealden District Council as the Heritage Officer in the Planning and Environmental Services team since March 2022. I have over 10 years of experience in both the public and private heritage sectors.
- 1.3 I have been a member of the Institute of Historic Building Conservation (IHBC) since 2011 and achieved full member status in 2022.
- 1.4 The evidence which I have prepared and provided within this proof is true and accurate. I can confirm that the opinions expressed are my true and professional opinions.
- 1.5 My evidence relates to an appeal by Hertfordshire Holdings Ltd against Wealden District Council for refusal of the outline planning application on Land to the south of the A271 and east of the A22, Lower Horsebridge, Hailsham comprising *'Development of up to 124 no. residential dwellings, associated infrastructure (including a new access junction onto the A271) and open space.'*
- 1.6 In assessing application WD/2023/3222/MAO in respect of heritage considerations, I undertook a site visit on the 22 March 2023 and provided a formal consultation response on the 6 April 2023. This response is included at **CD3.13** and records the detailed reasoning supporting the council's position on heritage at the time of the decision. I made further visits to the site and its environs on the 7th, 27th and 28th of February 2024, including to Boship Farm Hotel on the 27th February.
- 1.7 I identified two designated heritage assets in the vicinity of the site which are susceptible to change within their settings. These are Brook House to the north and Boship Farm Hotel to the west of the appeal site, as identified on the map at **Appendix A**. Boship Farm Hotel is a grade II listed building. It was added to the National Heritage List for England (NHLE; or 'the list') in 1966 as Boship Farm House and amended in 1981 to Boship Farm Hotel. Brook House lies to the north of the site and is a grade II listed building added to the NHLE in 1981. Their list descriptions are at **Appendix C**.
- 1.8 The application was refused on 30 June 2023 with reason for refusal number 2 (RfR2) relating to impact on two designated heritage assets (**CD4.2**). The Statement of Common Ground sets out matters of agreement between the parties (**CD13.8**). My evidence therefore deals with the heritage matters of disagreement, namely the impact on the grade II listed Boship Farm Hotel, and the level of harm to Brook House.

2 Legislation, Policy and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.1 The applicable statutory provision of the Planning (Listed Buildings and Conservation Areas) Act 1990 is Section 66(1) which provides:

'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.'

National Planning Policy Framework (NPPF)

- 2.2 The requirements of the Act are reinforced by the National Planning Policy Framework (CD7.1). At Chapter 16, the NPPF sets the national agenda for 'Conserving and enhancing the historic environment'. This, in particular, requires the significance of any heritage asset that may be affected by a proposal to be described, including any contribution made by its setting (Paragraph 206), and for this to inform future change in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal (Paragraph 207).
- 2.3 Paragraph 195 of the NPPF states that planning should conserve heritage assets in a manner appropriate to their significance so that they can be enjoyed for their contribution to the quality of life of this and future generations. Paragraph 203 sets out the Council's duty in determining applications to take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.4 Paragraph 205 affords 'great weight' to the conservation of designated heritage assets through an understanding of the impact of a proposed development on their significance, irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. At Paragraph 212, the NPPF sets out that proposals that preserve those elements of setting which make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.5 Paragraph 206 of the NPPF states that significance of a designated heritage asset can be harmed or lost through alteration or destruction of the heritage asset or through development within its setting; and requires any harm to, or loss of, the significance of a designated heritage asset to have 'clear and convincing' justification. Under Paragraph 208, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the decision maker should weigh the harm against the public benefits of the proposal.
- 2.6 At Paragraph 212, the NPPF also requires Local Planning Authorities to look for opportunities for new development within the setting of heritage assets to enhance and better reveal their significance.
- 2.7 Chapter 12 of the NPPF sets the national agenda for 'Achieving well-designed and beautiful places'. At Paragraph 135, it recognises that well-designed places result from

developments that are sympathetic to local character and history, including the surrounding built environment and landscape setting; and establish or maintain a strong sense of place. Paragraph 139 sets out that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Local distinctiveness and design is addressed in the Wealden Design Guide and Hellingly Neighbourhood Plan Topic Paper 7: Village Character Statements.

- 2.8 In the Secretary of State's decision on New City Court (**CD11.10**), the Inspector observes that '*good design cannot exist in a vacuum ... context is a key aspect*' (IR13.34). In other words, a development cannot be considered well-designed if it doesn't fit into its surroundings, including the failure of a scheme to respond positively to its historic context. This is the thrust of Paragraphs 135 and 212 of the NPPF.

Planning Practice Guidance (PPG)

- 2.9 The July 2019 revisions to the Planning Practice Guidance (**CD7.3**) provides advice on enhancing and conserving the historic environment in line with national policy in the NPPF. It sets out that part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past, and how the NPPF provides a clear framework to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development (Paragraph 002 Reference ID: 18a-002-20190723).
- 2.10 Supporting Paragraphs 200 and 201 of the NPPF, the PPG sets out that being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting to that significance, is very important to understanding the potential impact and acceptability of development proposals (Paragraph 007 Reference ID: 18a-007-20190723).
- 2.11 Paragraph 008 (ID 18a-008-20190723) provides guidance on proposals to avoid or minimise harm to the significance of a heritage asset. In particular, it advises understanding the significance of a heritage asset and its setting at an early stage in the design process. Paragraph 009 (ID 18a-009-20190723) sets out that applicants should include analysis of the significance of the asset and its setting, and, where relevant, how this has informed the development of the proposals.
- 2.12 Paragraph 013 (Reference ID: 18a-013-20190723) provides guidance on the setting of heritage assets. It notes that although the extent and importance of setting is often expressed by reference to visual relationships between the asset and the proposed development, the way in which we experience an asset in its setting is also influenced by other environmental factors, and by our understanding of the historic relationship between places. When taking account of setting in decision making, local planning authorities may need to consider the implications of cumulative change and consider the fact that developments which materially detract from an asset's significance may

threaten its ongoing conservation. Advice on assessing the Setting of Heritage Assets given in Historic England's Good Practice Advice in Planning: 3.

- 2.13 Paragraph 018 (Reference ID: 18a-018-20190723) of the PPG makes clear that what matters in assessing whether the proposal might cause harm is the impact on the significance of the heritage asset, derived not only from its physical presence but also from its setting. Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial or substantial harm. Within each category of harm, the extent of harm may vary and should be clearly articulated. The NPPF does not direct the decision maker to adopt any specific approach to identifying harm or gauging its extent beyond a finding of substantial or less than substantial harm. Classifications of harm on a spectrum beyond the binary classification of substantial or less than substantial is a matter of judgement for the decision maker. The PPG confirms that the category of harm should be explicitly recognised but also, notwithstanding Shimbles, that the extent of harm should be clearly articulated.

Local Planning Policy

- 2.14 The Wealden District Core Strategy Local Plan (**CD5.2**) comprises a long-term spatial vision and strategic objectives for the Wealden District area for the period 2013 to 2027. Policy SPO2 sets out that the Council will ensure the protection of the intrinsic quality of the historic environment. SPO13 commits to promote local distinctiveness through good design in all new development.
- 2.15 Saved policies EN1 and EN27 of the Adopted Wealden Local Plan (**CD5.1**) address the intention of national policy to achieve sustainable development. EN1 sets out that the Council will pursue sustainable development in considering the location, layout and design of development; while EN27 sets out that proposals for development will be treated favourably where they are of a high standard, respect existing character and promote local distinctiveness.

Hellingly Neighbourhood Plan (HNP)

- 2.16 The Hellingly Neighbourhood Plan (**CD5.4**) includes the following objectives in relation to protecting the historic environment:
- 2.17 Policy LHB1 states that *'Where the principle of new development within Lower Horsebridge Character Area is considered appropriate proposals will be required where appropriate to clearly demonstrate:*
- i) How it supports the preservation and enhancement of designated heritage assets and their settings.*
 - ii) Acknowledgement of buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings and show how the development has regard to the scale of loss or harm when balanced against the significance of the building.*
 - iii) How the proposed development protects the historic development pattern and the key views and vistas as shown on Map 4.*
 - iv) That there is no erosion of the sense of openness and rural character of the existing setting of the settlement.*

- v) *How it promotes the use of locally distinctive materials including brick, tile hanging and plain tiled roofs together with use of or retention of traditional windows, doors, porches and shop fronts where they exist.*

Where new development is considered acceptable, subject to other policies within the NDP developments shall:

- vi) Ensure they respect the prevailing scale, mass, footprint, materials and appearance of positive and locally distinct buildings. vii) Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.'*

2.18 Policy LHB2 identifies 'Specific Design Criteria [for] Lower Horsebridge:

- i) Designs that do not respect local character, identity and distinctiveness will not be supported.*
- ii) New dwellings should not exceed two storeys in height.*
- ...*
- vi) As a general principle gaps between existing buildings should be retained and not encroached upon or reduced.*
- vii) Traditional features elements and proportions should be respected.'*

2.19 The HNP is supported by a number of 'Topic Papers' forming the evidence base underpinning the plan. Topic Paper 7: Village Character Statements (VCS) has the stated aim of helping the settlements 'develop in a positive manner, sustain and enhance their character... and avoid the pitfalls of poorly conceived change' (page 6). It explains how the three main settlements, including Lower Horsebridge and Lower Dicker, have evolved over time and defines what makes each settlement special; what contributes to their character; what should be protected and preserved including designated heritage assets and their settings and what opportunities exist for enhancement, what needs to be improved and what kind of development would be appropriate – or inappropriate (page 4). Extracts including the Introduction, Lower Dicker Village Character Assessment and Lower Horsebridge Character Assessment are included at **Appendix D**.

Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 2 (GPA2)

2.20 Historic England Good Practice Advice note 2 provides a staged approach to decision-making where there may be an impact on the historic environment (**CD7.4**). This begins with ensuring an understanding of the significance of affected assets and how that understanding should be used to avoid or minimise impacts of the proposal. It then considers ways in which opportunities can be taken to enhance or better reveal significance and finally to justify or offset remaining harmful impacts. In considering design and local distinctiveness at Paragraph 53, it has emphasis on factors which may influence what will make the scale, height, massing, alignment, materials and proposed use of new development successful in its context:

- The history of the place;
- The relationship of the proposal to its specific site;
- The significance of nearby assets and the contribution of their setting;

- The character and distinctiveness of the area in its widest sense, including the general character of local buildings, spaces, public realm and the landscape;
- The grain of the surroundings;
- The size and density of the proposal related to that of the existing and neighbouring uses;
- The diversity or uniformity in style, construction, materials, colour, detailing, decoration and period of existing buildings and spaces;
- The topography;
- Views into, through and from the site and its surroundings.

The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 (GPA3)

- 2.21 The NPPF glossary defines the setting of a heritage asset 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.’*
- 2.22 Historic England’s Good Practice Advice Note 3: The setting of heritage assets (**CD7.2**) provides guidance on managing change within the settings of heritage assets. It provides a Step-by-step methodology for assessing the impact of development on the setting of a heritage asset, with particular emphasis on:
- understanding setting and how it may contribute to the significance of a heritage asset, and it can allow that significance to be appreciated – referred to as the ‘twin roles’ (paragraph 3);
 - defining and understanding the setting of a heritage asset including, but not limited to, the role of views; and
 - a staged approach to taking decisions on the level of the contribution which setting and related views make to the significance of heritage assets.
- 2.23 As part of Step 1, where the experience of an asset is capable of being affected by a proposed development, *in any way*, then the proposed development can be said to affect the setting of that asset (paragraph 20). Paragraphs 30 and 35 set out that there are a wide range of circumstances in which setting may be affected which can broadly be categorised as having the potential to enhance or harm the significance of an asset through the principle of development alone; through the scale, prominence, proximity or placement of development; or through its detailed design.
- 2.24 Step 2 is to assess the degree to which settings and views make a contribution to the significance of the heritage assets or allow significance to be appreciated. Paragraph 26 sets out how this assessment should address the key attributes of the heritage asset itself and consider:
- *the physical surroundings of the asset, including its relationship with other heritage assets*
 - *the asset’s intangible associations with its surroundings, and patterns of use*
 - *the contribution made by noises, smells, etc to significance, and*

- *the way views allow the significance of the asset to be appreciated'*

- 2.25 The Assessment Step 2 Checklist on page 11 provides a list of the potential attributes of setting which may inform the significance of the asset. Paragraph 27 suggests that *'it will generally be useful to consider, insofar as is possible, the way these attributes have contributed to the significance of the asset in the past (particularly when it was first built, constructed or laid out), the implications of change over time, and their contribution in the present'*.
- 2.26 Step 3 is to assess the effects of the proposed development on the significance or on the ability to appreciate it. The Assessment Step 3 Checklist on page 13 includes a list of potential attributes that may have implications for the significance of a heritage asset, including location and siting, form and appearance, wider effects and permanence of proposed development, in terms of both visual impacts and the qualitative aspects of environment and experience.
- 2.27 Step 4 is to use the above steps to explore ways to maximise enhancement and avoid or minimise harm, including through good design (paragraph 39). Paragraph 40 warns against over-reliance on screening, which ought never to be regarded as a substitute for well-designed developments within the setting of heritage assets. Where screening does have a role to play in reducing harm, the permanence or longevity of screening in relation to the effect on the setting requires consideration (paragraph 40).

Wealden Design Guide (WDG)

- 2.28 Locally, the Wealden Design Guide (**CD6.5**) encourages high-quality, contextually-informed design. Chapters 2, 5, and 7 of the WDG aim to get sympathetic development including responding to character:
- 2.29 Chapter 2 sets out the need for new development to respect established landscape character and preserve local distinctiveness based on the four main character zones, of which the appeal site is within The Low Weald. The character zones, together with a detailed study of the site should be used as a basis for preparing a bespoke scheme tailored to the specific site. The study of the site will be expected to clearly demonstrate an understanding of those elements of the local landscape setting, building design and use of materials that contribute to the area's distinctiveness. Officer support is unlikely to be given where proposals for new development fail to relate to the established landscape character. (1.16 and 1.17 WDG Chapter 2). Constraints relating to The Low Weald character zone include safeguarding traditional buildings, unspoilt villages and their settings (3.5 and 3.6 WDG Chapter 2).
- 2.30 Chapter 5 sets out what is meant by 'appropriately detailed' assessment and analysis of a site and/or building and how this should inform the design process to achieve local distinctiveness (1.1 and 1.4 WDG Chapter 5). Large scale or major developments are likely to have a greater impact on an area, whether that impact is positive or negative will be dependent on how clearly they demonstrate a thorough understanding of the area (5.1 WDG Chapter 5). It notes *'contextual characteristics...should be taken into consideration when visually appraising a site and identifying the quintessential elements that contribute to identity, sense of place and what is positive in terms of local distinctiveness: building styles, relationship with adjacent buildings, urban grain, street*

sections, character and setting, distant views, architectural role, local distinctiveness, materials, boundary treatments...’ (4.4 WDG Chapter 5).

- 2.31 Chapter 7 provides guidelines for new residential places. It notes that the Wealden area is rich in character and attractive settlements which have evolved over time, responding to their context and developing a ‘local distinctiveness’. Together with their attractive surroundings, they should provide visual cues to assist in arriving at a positive design solution (1.7 WDG Chapter 7). Paragraph 4.1 of Chapter 7 states that *‘Places that grow in response to their locality are likely to be more successful, sustainable, robust, and enjoyable.’*
- 2.32 Chapter 12 addresses listed buildings, primarily in terms of making changes to them or within their curtilages. However, in terms of setting it briefly notes ‘The ‘setting’ of a listed building or structure is not defined in the legislation but policy and practice tends to follow the principle that it relates to ‘all views out’ and ‘all views in’ (10.8 WDG Chapter 12).

Case Law relating to setting

- 2.33 The Court of Appeal decision in the case of *Barnwell Manor Wind Energy Ltd v. East Northamptonshire DC, English Heritage, National Trust & SSCLG [2014] EWCA Civ 137* (known as the ‘Barnwell Manor’ case; **CD11.7**) made it clear that in enacting Section 66(1) of the 1990 Act, Parliament’s intention was that ‘decision makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise’. In addition to this, the Court held that ‘preserve’ in the terms of the Act means an absence of harm, or ‘no harm’.
- 2.34 Decision-makers considering harm to heritage assets cannot therefore simply treat the desirability of preserving the setting of a listed building as a mere material consideration to which they can simply attach the weight they see fit in their judgment. The statutory duty treats the preservation of the setting of a listed building as presumptively desirable. Implicit in Section 66 of the 1990 Act is that the setting of a listed building is capable of being affected in some discernible way by development, whether within the setting or outside it.
- 2.35 The Court of Appeal’s judgement in *Bramshill v Secretary of State for Housing Communities and Local Government [2021] EWCA Civ 320* (**CD11.8**) addresses the interpretation and application of NPPF policies on the assessment of harm and benefit to heritage assets, giving clear and detailed methodology on approaching harm to heritage assets. The weight to be given to the conservation of heritage assets is a matter of planning judgement, bearing in mind the ‘considerable importance and weight’ required. However, the imperative of giving considerable weight to harm to the setting of a listed building does not mean that the weight to be given to the desirability of preserving it or its setting is uniform. Rather, that will depend on the extent of the assessed harm and the heritage value of the asset in question.
- 2.36 The *Catesby Estates v Steer [2018] EWCA Civ 1697* Court of Appeal judgement (**CD11.9**) confirms previous findings that the effect of development on the setting of heritage assets is not necessarily confined to visual or physical impact, but that other considerations - such as the historical, social and economic connections of the asset - should also be taken into account. *Catesby* found that Section 66(1) of the Act requires

the decision maker to understand what the setting of the asset is, and whether the proposed development will be within it or in some way related to it. The decision maker must apply judgment in identifying the extent of an assets setting, in the context that surroundings may change over time, and the way in which a heritage asset can be experienced is not limited to visual considerations. It sets out that *‘The effect of a particular development on the setting of a heritage asset – where, when and how that effect is likely to be perceived, whether or not it will preserve the setting of the listed building, whether, under government policy in the NPPF, it will harm the “significance” of the listed building as a heritage asset, and how it bears on the planning balance – are all matters for the planning decision-maker’* (paragraph 30).

3 Historic Development

- 3.1 The Desk-Based Heritage Assessment (DBHA) submitted with the application gives a very broad outline of development at Section 4 (**CD1.16**). This is line with a desk-based assessment for the purposes of identifying archaeological potential, but is somewhat limited in terms of understanding the historic context and setting of the listed buildings. On this basis and in line with the requirements of the WDG (**CD6.5**), I have undertaken a fuller assessment of the historic development and setting of the listed buildings. References are included at Section 7 and in the appendices.
- 3.2 The Village Character Statement (VCS) produced for the Hellingly Parish Neighbourhood Plan sets out the separate identities of Lower Dicker, including Boship Farm, and Lower Horsebridge, including Brook House, based on their distinct historic development and settlement patterns (**Appendix D**).
- 3.3 Neither Hellingly nor Horsebridge appear in the Domesday Survey. 'Dicker' historically referred to an area of land rather than a settlement or village. The name is derived from a combination of Old English and Latin referring to the one thousand acre Dicker Common as 'ten hides of open common land' situated between 'Boarship' and Golden Cross (Smith, p1; Appendix N). Smith notes that this suggests an earlier pattern of farmed enclosures surrounding the periphery of the Common, but excepting Michelham Priory any evidence has been lost.
- 3.4 The Sussex landscape included significant monastic and ecclesiastical holdings, including that at Michelham where the Augustinian priory was enclosed by a large moat formed by management of the Cuckmere. Hellingly also included significant landholdings of the monastic house at Otham. The Low Weald included a significant number of moated sites - including nearby at Welbury Farm/Woodholm Farm, Boship, Horselunges, and Claverham - reflecting the need for drainage and water management but also expressing economic, political and social status.
- 3.5 In the medieval period, Lower Dicker fell under the Manor of Laughton, whereas Lower Horsebridge fell within the Manor of Michelham Park Gate. The forest having been depleted to provide fuel for the iron furnaces, the common in Dicker and the area around Lower Horsebridge formed part of the manorial waste (i.e. uncultivated and unoccupied land, often subject to rights of common).
- 3.6 The underlying geology in the Dicker area exhibits Weald Clay formation, valuable as pasture-land and well-suited for the production of brick, tile and pottery, which formed the basis of pastoral farming practices and local industry in the post-medieval period. On the coastal plain south of the Weald, brickmakers were able to freely gather fuel - typically 'furze' – on the unenclosed common. Notably, the great depth of clay is why more bricks have been made from the Weald Clay Formation than from any other, with greatest concentrations of brickyards and potteries found on the Weald Clay belt from Hailsham through Burgess Hill to Horsham (Beswick, p5; Appendix N).
- 3.7 Pottery making had long co-existed with brickmaking at a number of locations in Sussex. The Victorian style of building encouraged manufacturers to turn to production of not only chimney pots, crested ridge tiles and roof finials, but often of more elaborate

moulded terracotta ornaments as well. Beswick notes the succession of potteries which sprang up on the east side of the Dicker from around 1760 onwards were all associated with brickyards, some of which continued into the 20th century (p39; Appendix N).

- 3.8 By comparison, no brickworks were recorded in Lower Horsebridge. Its economy in the post-medieval period was based on agriculture, milling and proximity to the turnpikes (including a toll house and two public houses/inns with stabling), and later related to the Union Workhouse.
- 3.9 Yeakell and Gardener's 1778-1782 map at **Figure 1** shows Boship Farm to the east of Dicker Common with common edge settlement and some encroachment within. Lower Horsebridge is shown as a small settlement at the junction of the two turnpike roads further east. The site forms part of the rural hinterland between the two settlements.



FIGURE 1 Yeakell and Gardener's 1778-1782 map showing Dicker Common

- 3.10 A 1770 estate map (**Figure 2; Appendix E**) identifies 'Boreship' at 102 acres in the occupation of John Clements, and Mouse House Farm, the predecessor of Brook House, at 26 acres in the occupation of Richard Page; both forming part of the estate of Rose Fuller Esquire. The Fullers are first recorded in Sussex in 1575, when a John Fuller acquired Tanners Manor in Waldron (Pevsner, p652; Appendix N). The family became very wealthy through the Wealden iron industry and marital connections with the Rose family and had extensive landholdings across the county. The family seat was later based at Heathfield and then at Ashdown House.



FIGURE 2 Extract of the 1770 Map of Boreship and Mouse House surveyed by Stephen Katte (ESRO AMS 6234/1)

- 3.11 The map indicates the buildings, highways, public footpaths and stiles, the river, 'standing water', field gates and fenced enclosures, and where trees are placed in the hedges. The appeal site occupies portions of plots 6 'four acres', 7 'five acres' and 11

'nine acres'. A footpath is shown between the highway and the river crossing the western side of plots 6, 11, and 12 (indicated faintly as a dotted line on **Figure 2**).

- 3.12 The OS Surveyors Map at **Figure 3**, published in 1805 but depicting the situation in 1789, shows a very similar situation to Yeakell and Gardner's map, with additional encroachment on the common itself. The Common was subject to enclosure by award of 1813. By this date, several brick makers were based on or around the common (Beswick p27; Appendix N).



FIGURE 3 Ordnance Survey Draft surveyed by Thomas Budgen, depicting 1789

- 3.13 Lower Dicker developed as linear ribbon development along the Horsebridge Turnpike which crossed over Dicker Common and continued onto Uckfield. In 1842 there were only a scatter of dwellings together with a brickyard, Zoar Chapel and two beer shops in Lower Dicker evident on the Hellingly tithe map. The map and apportionment show that the site sat amongst fieldscapes of arable land, meadow, pasture and furze, all owned by Augustus Elliot Fuller (1777-1857). The Fuller landholding was approximately 185 acres in Hellingly Parish. Fuller's lands in the vicinity of the appeal site are identified on **Figure 4**; in orange associated with 'Boasheep Place' and in blue in other tenancy. All of the land to the south of the Cuckmere River, in Arlington Parish, was farmed as part of Hempstead Farm and in separate ownership. Extracts of the tithe apportionment and unmarked map extracts are given at **Appendix F**.

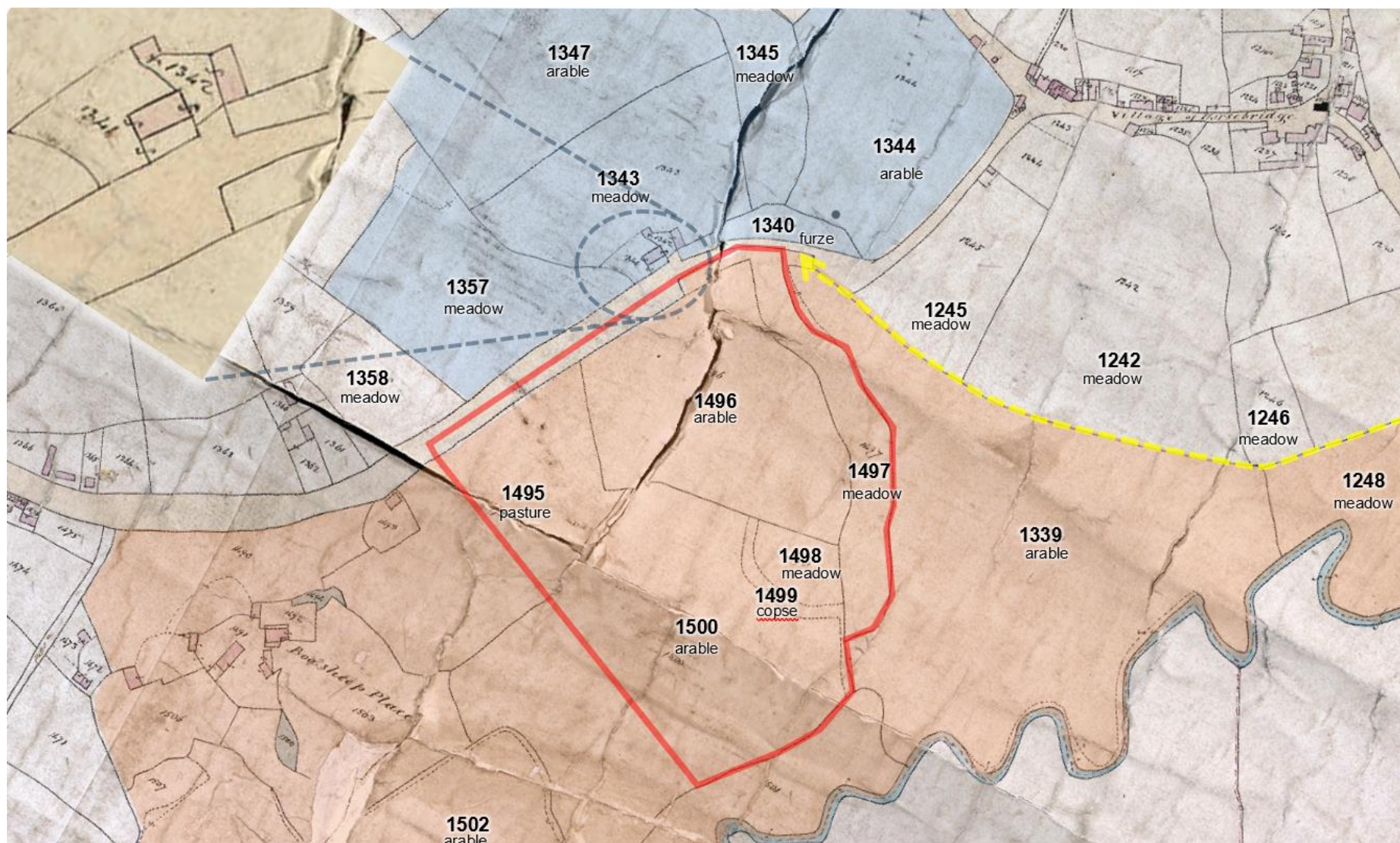


FIGURE 4 Hellingly Tithe Map 1842, overlaid with Augustus Fuller's lands; approximate site boundary outlined in red and public footpath identified in yellow. See also **Figure 11** for Boship Farm and Appendix F.

- 3.14 Seven separate brick and tile yards are identified in the tithe apportionment, all east of the common and run by members of the Goldsmith family. Immediately west of Boship the 'Old Brickyard' was active in the 18th and early-19th century but was superseded by a new yard further to the west which later became the Dicker Pottery. On the north side of the road, Boship Pottery was active in the 18th century and producing tiles from c.1820 and pottery and drainpipes after c.1850, operated by several generations of the Miller family (Beswick p145; Appendix N). The influence of the potteries is still in evidence in local names such as Little Potters, Potters (formerly the Potters Arms PH), Potteries Cottage and Old Dicker Kiln/Brickyard Cottage.
- 3.15 Beswick notes that artisans and tradesmen often figured prominently among the elders of the numerous dissenting congregations in the 18th and 19th centuries. The origins of the Strict Baptists in the Dicker follows this pattern, when in 1811 a license was granted for religious worship in the dwelling-house of George Goldsmith. The Zoar chapel had been built in 1837-38 adjacent to the Goldsmith brickyard, and included a school room and stables. Goldsmith's brickyard in Lower Dicker was taken over in 1845 by Uriah Clark, who was baptised in the Zoar congregation in 1849 (Beswick p79-80; Appendix N). Later owners of Boship Place (c.1891-1914) would also be involved with the Zoar church (Obituary of Henry Ford, Sussex Agricultural Express, Thursday 23 July 1914; Appendix L).
- 3.16 Lower Horsebridge's development was more closely related to the junction of the two branches of the turnpike. The tithe map shows it as a cluster at the eastern end around the toll house and the Kings Head Inn (a coaching inn with extensive stabling, meeting place of the Manor Courts and Turnpike Trustees, as well as auction sales) and extending west along the village street as far as Rose Cottage, taking in the White Hart. The small hamlet had a close relationship with Upper Horsebridge and the mill, as well as development of the workhouse later in the 19th century. The land to the east of the appeal site were all meadows associated with landholdings in Lower and Upper Horsebridge.
- 3.17 The later 19th and early 20th century Ordnance Survey maps show limited development of semi-detached and terraced cottages straddling the turnpike road through Lower Dicker. Whether these were built directly by brickyard and pottery owners is unclear, but they are typically smaller workers cottages. Boship Pottery closed sometime between 1909 and 1937 and was redeveloped with further cottages; the last of the potteries at Dicker survived until c.1964 (Robertson p122; Appendix N). The only significant new development outside of this pattern was the construction of the villa known as Grantham House between c.1873 and 1898, and subsequent addition of houses to the east.
- 3.18 Lower Horsebridge developed more slowly, with no substantial change seen until c.1908 when Brooklands Terrace was built by Hailsham Rural District Council, in effect extending Lower Horsebridge closer to Brook House. Other development included early 20th century nurseries to the east. Interwar and later development has intensified the

built form and consolidated the pre-existing ribbon development straddling the turnpike road (VCS p61; Appendix D).

- 3.19 In the early 1930s the Roads and Bridges Committee of East Sussex County Council embarked on what Smith refers to as ‘the greatest road improvement scheme seen since the turnpikes’ (p44; Appendix N). In 1932 plans were put forward for a five-year programme of improvements to the A22. Drafts submitted for the compulsory purchase of land included just over 4 acres of grassland and Boship Cottages from Mrs Pratt for £1,500, as well as less than half an acre of grassland adjoining the highway from James Izzard of Brook House (Appendix I).
- 3.20 By 1937 the Ministry of Transport had approved plans and expenditure for construction of the dual carriageways to the east of Boship Farm, including a new concrete bridge over the Cuckmere River (Smith p45; Appendix N). The work was not completed until after the war (Smith p46 and Butler p159; Appendix N). To the north of the junction with the turnpike (now the A271/A22), the route interrupted a 19th century outfarm west of Grantham House, and to the south bisected Boship Farm fields. Boship Cottages were demolished to facilitate construction of the roundabout (Smith p44). Planning records show the service station was constructed in the mid-1980s in place of the small outfarm.
- 3.21 Turning to each of the listed buildings, their history will be elaborated on briefly.

Brook House

- 3.22 As seen in **Figure 5**, Katte’s 1770 survey map depicting Mouse House shows a very similar plot and arrangement to the later Brook House. Mouse House is shown as a linear range, close to the highway and accessed by a gate from the west and over a stile to the yard and barn on the eastern side of the plot, described as ‘house, plats, yards & garden’. Plot 6 to the north is identified as ‘Barn Field’. To the south across the highway is plot 7 of Boship Farm, which is accessed by a stile in the north-east corner.
- 3.23 The present Brook House is said to have been built c.1830. It is depicted on the tithe map as a simple linear range with an enclosed garden to the front, parallel to the road, and extended gardens to the north-west (**Figure 4** inset above). The apportionment (**Appendix F**) identifies Brook House as ‘cottage and garden’ (plot 1341) with a ‘barn and yard’ to the east (plot 1342). The barn, yard and surrounding lands all form part of the tenancy of William Huggett (in blue on **Figure 4** above), with Brook House occupied by Henry Sherwood.
- 3.24 The 1851 census for the parish of Hellingly has William Huggett, a farmer employing 3 labourers, resident at Pensons Grove Farm in Dicker, c.530m west of the site. The census data also shows a widowed farm labourer living with his four children and another farm labourer lodger at Brook House, then Mouse House. This suggests perhaps Brook House was a farm workers cottage associated with William Huggett’s lands, or possibly independently tenanted out as part of the Fuller estate. In this context, it is notable perhaps that Brook House had been rebuilt to a reasonably high status in c.1830.



FIGURE 5 Extract of Katte's 1770 map, showing part of Mouse House, now Brook House (ESRO AMS 6234/1)

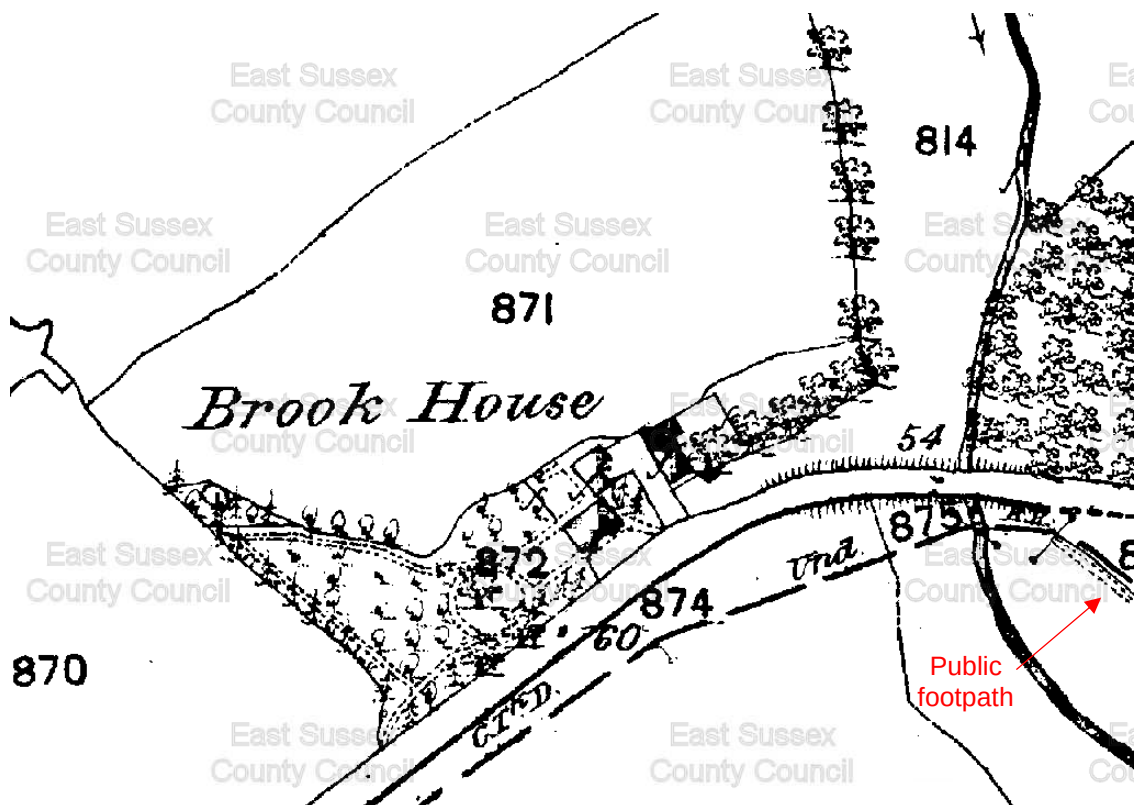


FIGURE 6 First Edition 1:2500 OS map, surveyed c.1873, published c.1875, extract showing Brook House

3.25 The First Edition OS map from c.1875 at **Figure 6** shows a broadly rectangular footprint with narrower projecting bays to the front (south-east). The grounds having been

extended into the adjacent meadows [tithe plots 1357 'Boaship Field' to the south-west and 1343 'Mouse House Mead' to the north], the house sits amongst fairly extensive wooded grounds laid out with walks, and sheltered from the road by a tree belt. The front of the house is more open but retaining the front garden enclosure seen on the tithe. To the north-east, the yard is accessed from the road, enclosed on 2-1/2 sides by outbuildings, and with a further yard to the east sheltered by hedgerow trees.

- 3.26 An article in the Sussex Advertiser from September 1858 and contemporary valuation and auction books in the East Sussex Records Office indicates the sale of Mouse House Farm from the estate of Mr Thomas Goodwin. Census data from 1881 gives George Keen, a farm bailiff, as resident at Brook Cottage together with his wife and daughter.
- 3.27 The Second Edition of the OS map revised in 1898 at **Figure 7**, does not show the grounds in as much detail, but there appears to be little change. The main change relates to the yard to the east, which has been extended to include a small outbuilding with four attached pens facing onto the meadow to the north.

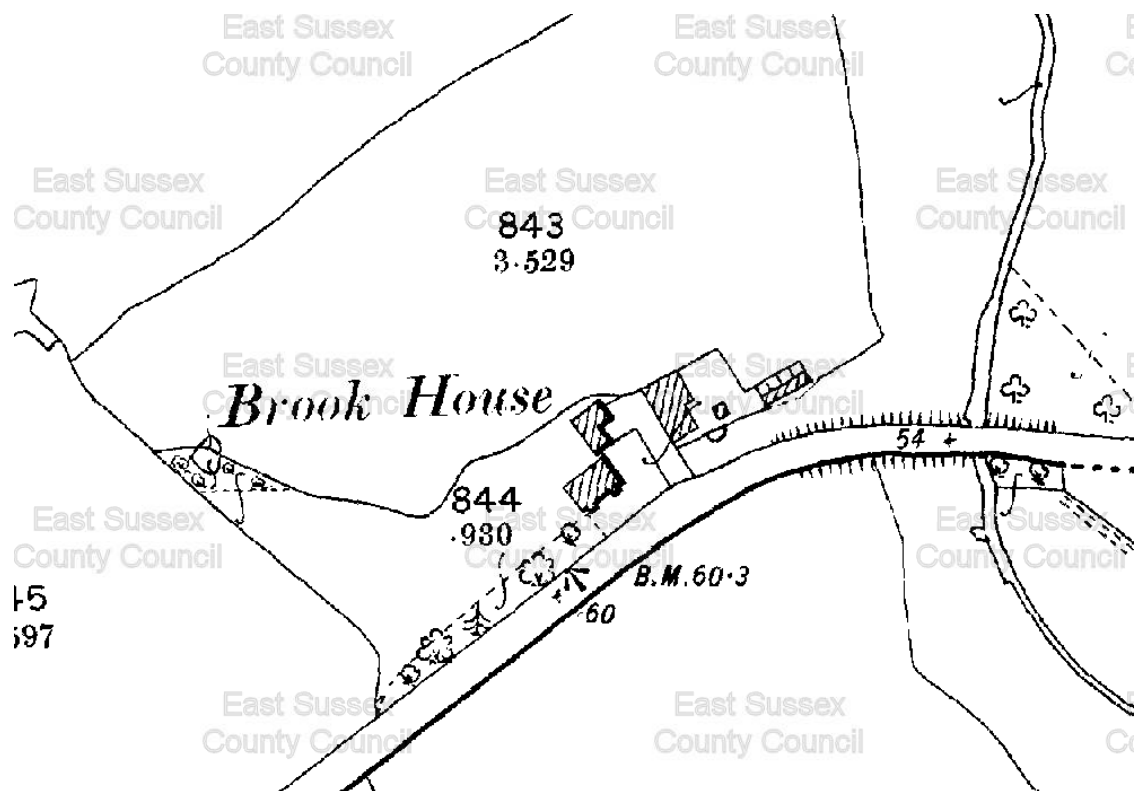


FIGURE 7 Second Edition 1:2500 OS map, revised 1898, published 1899, extract showing Brook House

- 3.28 The Third Edition of the map depicting 1908 at **Figure 8** shows very little change again, except to the yard to the east and with some further subdivision of the rear garden from the orchard/woodland to the south-west, and the location of a well to the west.

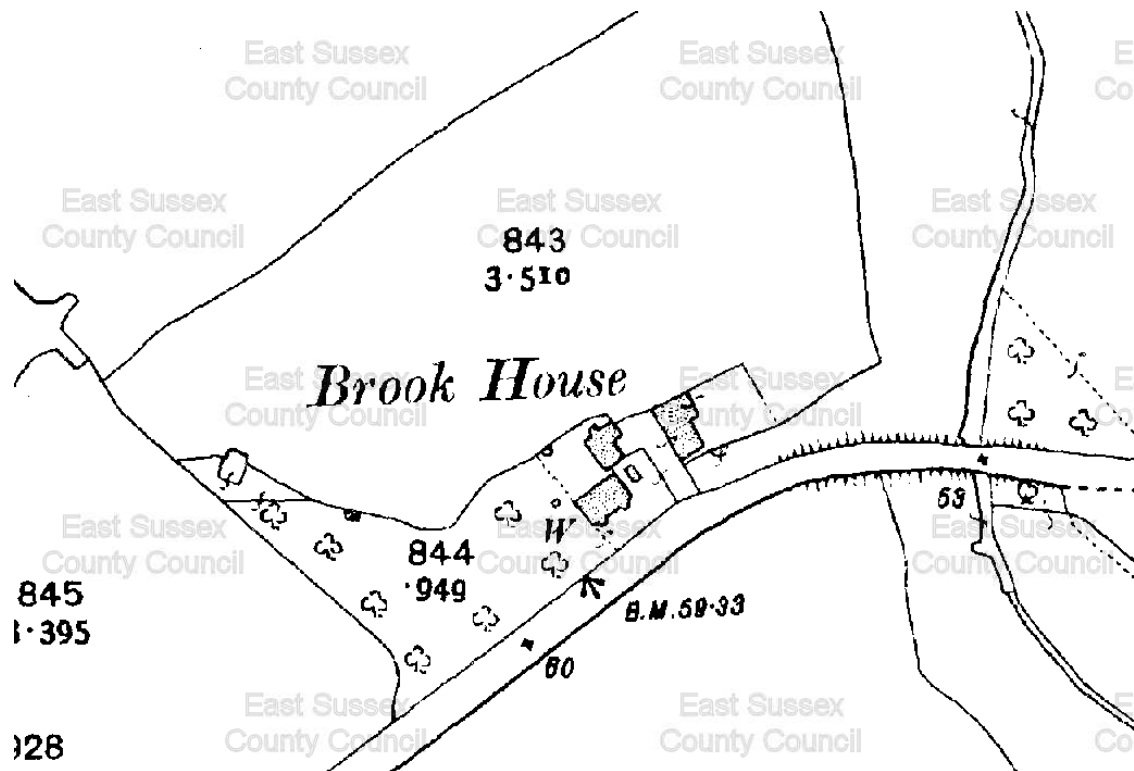


FIGURE 8 Third Edition 1:2500 OS map, revised 1908, published 1910, extract showing Brook House

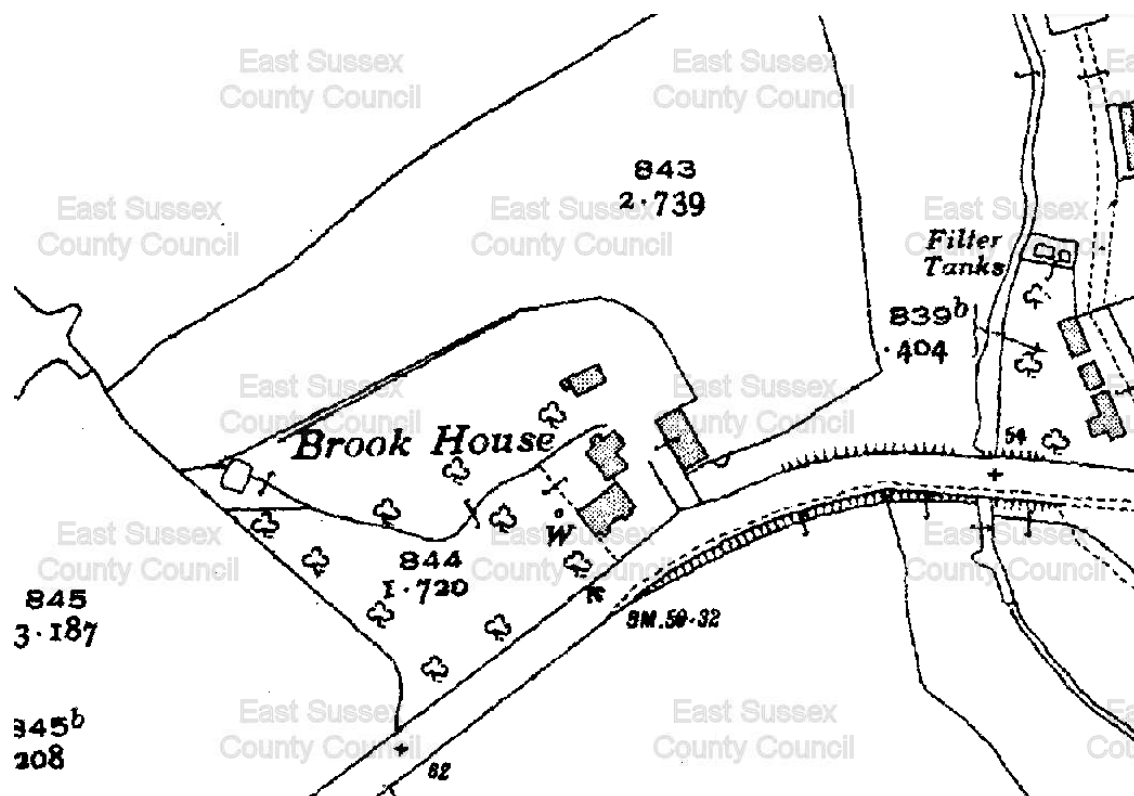


FIGURE 9 1:2500 OS map, revised 1937, published 1940, extract showing Brook House

- 3.29 Articles in the local newspapers tell of poultry farming at Brook House from c.1903, under three successive owners until c.1918. The farm specialised in pure breed Orpingtons and other Sussex varieties of chicken. The poultry farmer and breeder Willis Holmes Hunt appears to have arrived at Brook House Farm in late 1907 and was listed as resident in the 1911 and 1915 *Kelly's* directories. Under Hunt, the Red Orpington variety was introduced in c.1910. Until then only buff, black or white varieties of Orpington were available (The Orpington Club; Appendix M).
- 3.30 Brook House was put up for sale again in 1918 and described as a '*freehold 9-roomed residence and nearly 28 acres of rich grass land*' (Sussex Agricultural Express Friday 27 September 1918; Appendix L). By 1937, the gardens had been extended further into the meadow known as Mouse House Mead to the north, with a further outbuilding as seen on the 1940 edition of the OS map at **Figure 9**.
- 3.31 Representations from the current owner of Brook House on the recent nearby application at Knights Farm confirm that deeds show the land to the north was owned by previous owners of Brook House into the mid-20th century (**Appendix O**).
- 3.32 Planning records suggest that the outbuildings were still extant in 1955, and the property was still known as Brook House Farm in 1963. The house was extended to the rear in 1970, with a new vehicular access; and the boundary wall was built in 1972. In the 1990s, listed building consent was granted for conversion and extension of the smaller outbuilding (said to be a stable) to the immediate north of Brook House, and construction of a new garage. More recently, a single-storey extension has been built to the rear (under reference 2020/0978/LB), and a swimming pool constructed in the garden (2021/2435/F). In 2023, applications were approved for demolition and rebuilding of the boundary wall, replacement of the rear porch, metal rainwater goods in place of the existing UPVC, remodelling of the rear courtyard and internal and external alterations together with construction of a garden room/pool house in the curtilage (2023/2263/F and 2023/2264/LB). These have not yet been implemented.

Boship Farm Hotel

- 3.33 The farmhouse at Boship (spelled variously as Horeship, Boreship and Boasheep) dates to the 17th century. A datestone in the central gable, indicates it was built by the ironmaster Major John Fuller (d.1722), in 1652. The origin of the name is old, first mentioned in 1578 as 'Bowershippe' (Smith p88; Appendix N).
- 3.34 The first available depiction of Boship is the 1770 estate map by Katte (**Figure 10**). The house is depicted as a linear range within a fenced enclosure described as 'house, plats, yards, etc.'. The enclosure has gates to the north onto the forstall (i.e. a paddock near a farmhouse or a way leading thereto, literally 'stall in front of the farmhouse') and a drove route to the south, and contains a 'wainhouse' or wagon shed. The upper barn lies to the west along the fence-line in the same enclosure, and the lower barn is further west. There is an area of orchard to the east, and 'E' marks the location of Boship Cottages.



FIGURE 10 Extract of Katte's 1770 map, showing part of Boship Farm (ESRO AMS 6234/1)



FIGURE 11 Extract of Hellingly Tithe Map of 1842 showing Boship Farm land outlined in red and annotated with cultivation from the apportionment.

- 3.35 Nineteenth century farms on the Dicker were typically 60 acres or less and favoured cattle-rearing and dairy-farming (Smith p84; Appendix N). In 1842, the Boship landholding extended to 104 acres, comprised of approximately 38 acres of meadow and pasture and 59 acres of arable land, together with woods/copse, farmyard, house, cottage and garden, part of the old moat, and ponds (**Figure 11**).
- 3.36 The apportionment gives Plot 1509 as 'Hopping Field' suggesting that hops were being grown by then. The farmyard (plot 1491) lay to the south-west of the farmhouse which sat well back from the road, with its enclosed gardens and the remains of the moat (1492 and 1494 respectively) to the north-west. The farmhouse appears to have an L-shape with narrow enclosures to the front and rear, and a lack of distinguishing differences on the subsequent OS maps suggests the Victorian remodelling had been completed by 1842. To the west the landholding was adjoined by two tenements and a cottage at Boship Green bounded by a track separating it from the old Dicker brickyard and arable fields beyond. To the east it extended over open meadows, pasture and arable fields to a public footpath east of the stream, and to the south followed the parish boundary.
- 3.37 The farm expanded drastically in the later 19th century, being 400 acres in 1861 when it was farmed by Algernon Pitcher, employing 13 men and 3 boys and living with his wife and five children, plus three servants (1851 census and Smith p85; Appendix N). Pitcher remained at Boship through at least 1878 and is described as farmer and hop grower in the various trade directories.

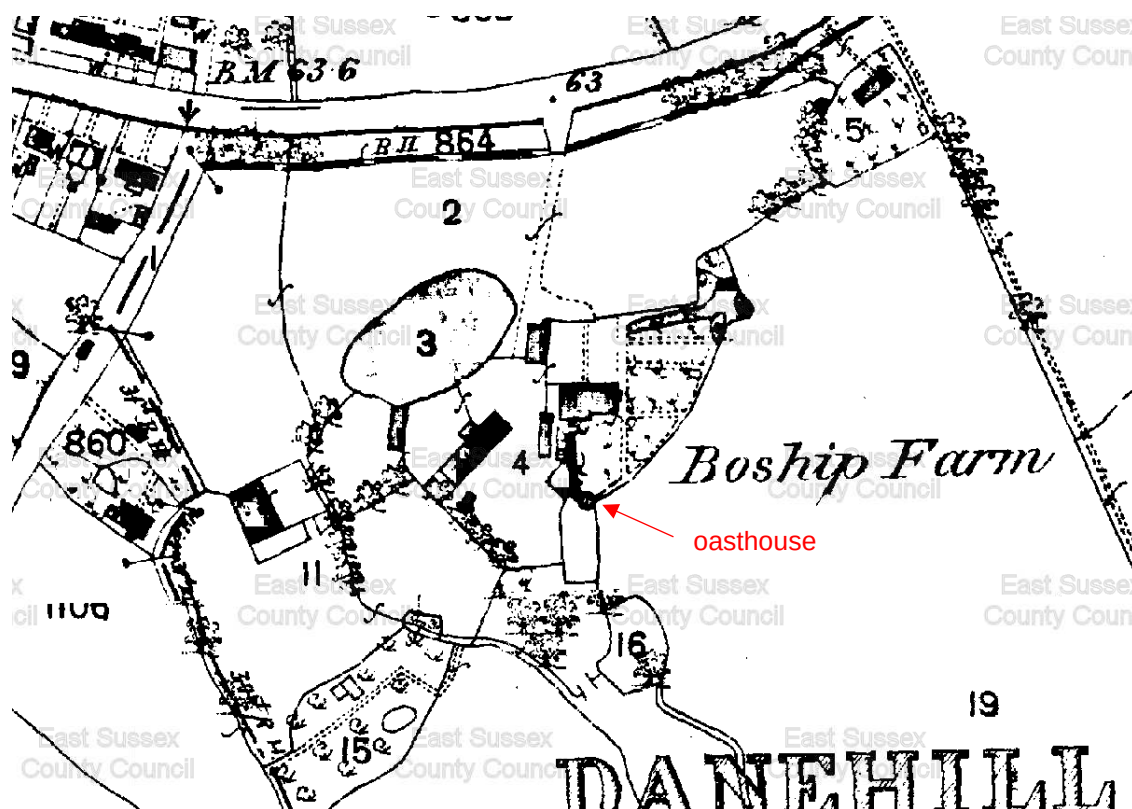


FIGURE 12 First Edition 1:2500 OS map, surveyed c.1873, published c.1875, extract showing Boship Farm

- 3.38 The First Edition 1:2,50 OS map at **Figure 12** indicates some changes within the immediate setting of the farmhouse. The farmyard was still approached from the road,

with a diversion to the east giving access to a central path leading to the farmhouse's entrance front. A large pond is shown to the west of the access. The farmhouse gardens had been extended to the south-east and around the rear of the farmhouse and abutting the farmyard buildings to the west. The unusual shaped building south of the farmhouse appears to be a stowage house with an oast roundel, perhaps appended to the earlier wagon shed. There was also some minor rearrangement of the spaces to the south-west of the farmhouse and the addition of a small outbuilding immediately south-west of the farmhouse.

- 3.39 In 1888 the freehold of 'Boreship' Farm, *'with farmhouse, cottage and buildings...reputed to be one of the best farms in the neighbourhood'* and let to Mr Charles Cain (also Caine) on a yearly tenancy was put up for sale by the trust of the late Alfred Hillman, Esquire (Sussex Agricultural Express, Saturday 26 May 1888; Appendix L). Mr Cain was not long at Boship, retiring from business in 1891. He was succeeded by Henry Ford (sometimes Foord). Ford was a senior Deacon of Zoar Chapel and Superintendent of the Sabbath School there, and stayed at Boship until his death in 1914.
- 3.40 Under Cain and/or Ford there appear to have been few noticeable changes to the farmstead as shown by the Second and Third edition OS Maps (**Figures 13 and 14**). Ford was for a short time succeeded by his son Jabez Samuel Ford still farming approximately 107 acres (Appendix H).

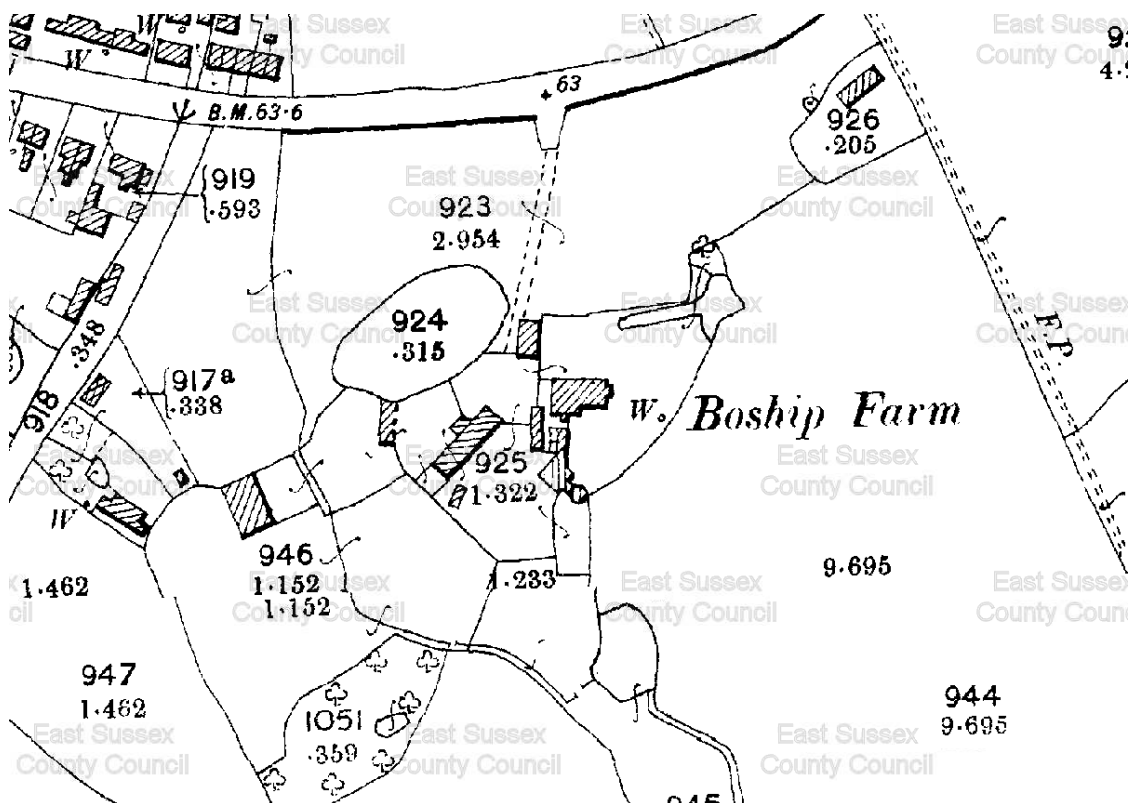


FIGURE 13 Second Edition 1:2500 OS map, revised 1898, published 1899, extract showing Boship Farm

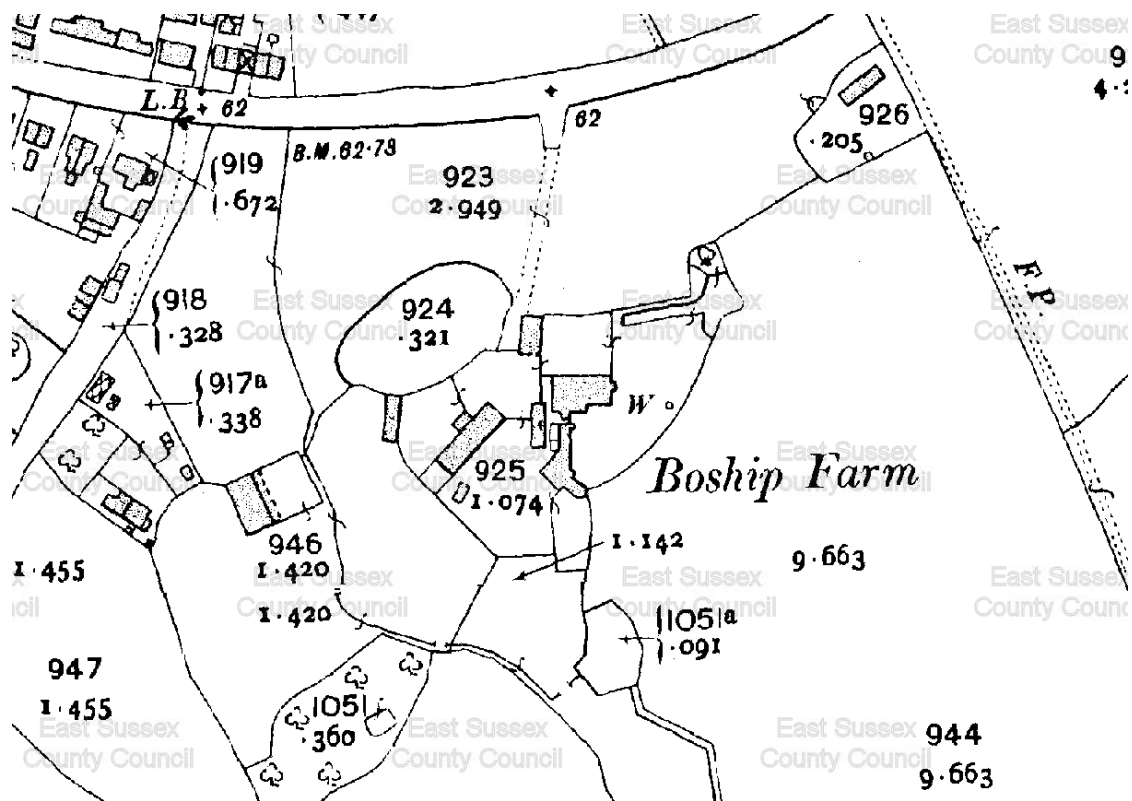


FIGURE 14 Third Edition 1:2500 OS map, revised 1908, published 1910, extract showing Boship Farm

- 3.41 More substantive changes would take place under the subsequent owners, Mr and Mrs Ricard Montague Pratt, who had purchased Boship Farm in 1921 (Appendix G and H). After the First World War, grain was plentiful but prices had fallen sharply, and many farmers were compelled to change to less intensive forms of agriculture. By the early 20th century, large landowners began to break up the vast acreages of farmland amassed with earlier aspirations and former tenant farmers found that ownership of a farm was possible (Smith, p103; Appendix N).
- 3.42 A tearoom at Boship Farm is hinted at in newspapers as early as 1930 when the farm was used as a venue by the Eastbourne Motorcycle Club, and Mrs Pratt was advertising for 'young ladies required to learn tea room work' at Boship Farm Tea Gardens in 1931 (Eastbourne Chronicle, Saturday 1 February 1930 and Sussex Agricultural Express, Friday 20 February 1931; Appendix L). Smith notes the likelihood that the tea-rooms were frequented by day-trippers who had earlier enjoyed an excursion to the Dicker Pottery nearby (p104; Appendix N). A series of postcard images from c.1930 and c.1940 affirm the popularity of Boship Farm Tea Gardens and show the house and grounds at that time (**Appendix K**).
- 3.43 Boship Farm had been a prominent farm throughout the 19th century, but Smith notes that it is plausible to believe its status had diminished by 1938 when Kelly's directory indicates a change from farming to that of Boship Farm Guest House (p106; Appendix N). Mr Pratt had given up dairying and put his herd of cattle at Boship Farm up for sale in 1925 (Sussex Agricultural Express, Friday 18 September 1925; Appendix L) and

farming probably became secondary to the owner's aspirations (Smith p106; Appendix N). This seems to be confirmed by stocktaking records in the East Sussex Records Office showing the East Sussex War Agricultural Emergency Committee was running Boship Farm for the duration of the Second World War. At the time, the Ministry of Agriculture had the right to take possession of any farm where the land was deemed to be neglected or poorly cultivated.

- 3.44 The changes to the grounds of Boship which can be seen on 1940 Edition of the OS map at **Figure 15**, likely relate to the development of the tea rooms and hotel. An advertisement in the 16 July 1937 edition of the Bucks Advertiser & Aylesbury News describes the 'charming Tudor farmhouse' providing holidays and residential stays with 'excellent cuisine' and 'spacious grounds' (Appendix L). The map shows the access had been remodelled as a circular drive, and the gardens had been extended further to the south and east extending into the adjacent meadow. A number of the farm buildings had been extended and new buildings were added to the farmyard to the south.

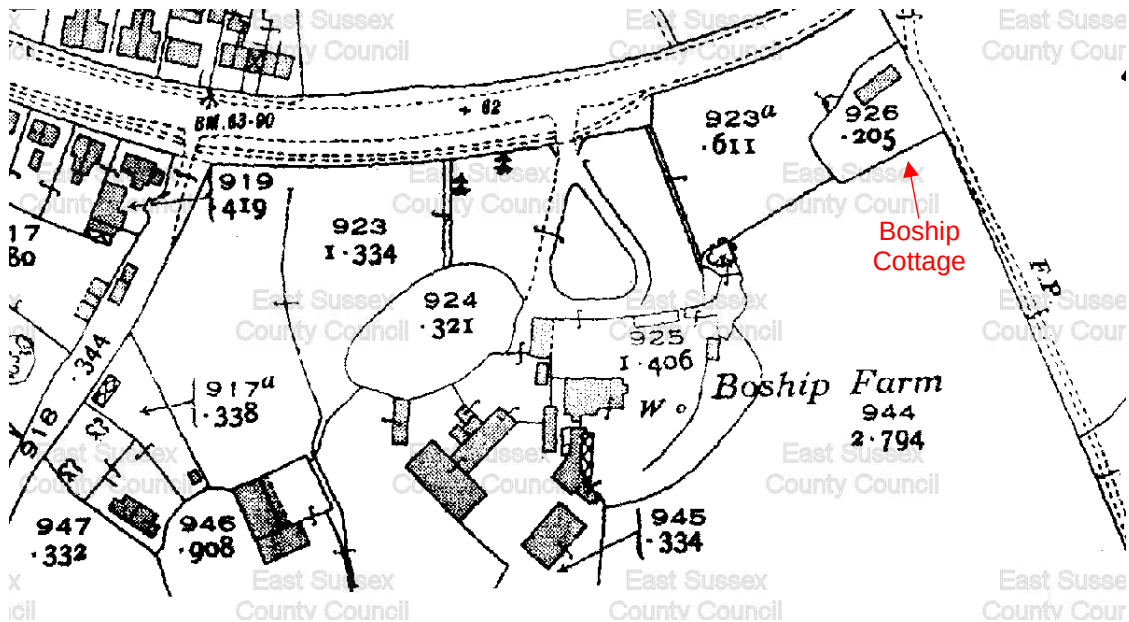


FIGURE 15 1:2500 OS map, revised 1937, published 1940 (lower sheet not completed), extract showing Boship Farm

- 3.45 The new bypass had not yet been built when the OS revisions were surveyed in 1937, but the turnpike road to the north had been widened considerably, claiming some of the forstall to the north of Boship. The route of the new A22 to the east would follow approximately the field boundary and line of the earlier footpath, and result in the loss of Boship Cottage, north-east of the farmhouse. Smith notes that *'At the time when the old pair of Boship cottages were pulled down to accommodate the new A22 roundabout, they were always known as, the first and last houses on the Dicker! (depending on whether you're coming or going!)* (p13; Appendix N).
- 3.46 The internal field structure of the fields within the site survived into the 1940s (**Figure 16**) and is indicated on the 1950 Edition of the 6-inch OS maps (see Fig. 4c of CD1.16).

The appeal site was amongst the 41 acres known as 'Westlands Horsebridge' which was separated from Boship Farm in 1970 (Appendix J).



FIGURE 16 1947 Aerial

- 3.47 Substantive changes have occurred at Boship in the post-war period as development of the Boship Farm Hotel. This has included new walls and statuary at the entrance, demolition of the historic farm buildings and construction of new 'outbuildings' serving as hotel accommodation and a large single-storey extension to the rear of the listed building, as well as the addition of a swimming pool, enlargement of the parking areas and new garden paths and buildings. There are also a number of fenced enclosures for large bird specimens.

Summary

- 3.48 The above assessment attests to the longevity of the appeal site as open pasture land within the setting of Brook House and Boship Farm Hotel from the 18th century. It demonstrates historic relationships between Boship Farm Hotel and sets out the agricultural history of Brook House into the 20th century. The main change within the surroundings of both Boship Farm Hotel and Brook House have been the construction of the dual carriageway and roundabout. In this regard the physical surroundings have not changed drastically, but the changes have been high impact.

4 Impacts on Brook House

- 4.1 Brook House has special architectural and historic interest as a c.1830 rebuilding of a rural dwelling associated with a small farm holding, and through its architectural form and detailing including the half-H plan with feature gables and chimney stacks, Flemish bond brickwork with grey headers, decorative timber barge boards, bay windows and scalloped tiling, along with the well-detailed pedimented porch. The decorative use of brick and tiles is locally distinctive, reflecting local industries, and has aesthetic value. The small villa form, its detailing, wooded grounds and subsidiary outbuildings implies some status and distinguishes the building from more modest worker's housing in the local area.
- 4.2 Contrary to the suggestion in the DBHA (**CD1.16** paragraph 5.17), Brook House retained an agricultural function and approximately 26 acres of associated land from the 18th century through to the early 20th century. Planning records show it was known as Brook House Farm as late as 1963. The appeal site has formed part of Brook House's open landscape setting since its construction in the 19th century. Its situation in the rural hinterland between Lower Horsebridge and Lower Dicker are reflective of the historic settlement pattern and the open rural surroundings are therefore part of its intrinsic historic interest.
- 4.3 The Council broadly agrees with the Appellant that the site makes a positive contribution of moderate importance as part of the setting of Brook House because of its proximity and direct spatial and visual relationships (**CD1.16** paragraph 5.17). In GPA3 terms, the elements of setting from Checklist 2 which support the twin roles of setting – contributing to the significance of the asset and allowing the significance to be appreciated – include:

The asset's physical surroundings

- Orientation and aspect
- Definition, scale and 'grain' of surrounding landscape and spaces
- Green spaces, trees and vegetation
- Openness, enclosure and boundaries
- History and degree of change over time

Experience of the asset

- Surrounding landscape and townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as a focal point
- Land Use

- 4.4 The HSA suggests that it is the visual relationship of Brook House to the site that contributes to significance, '*primarily as a result of proximity and the ability to appreciate the architectural aesthetic of the building*' (**CD8.3** paragraph 4.9). In my view, the emphasis on the architectural interest of the building underplays the contribution that

the rural character of the setting plays in terms of the historic interests of the listed building.

- 4.5 The appellant acknowledges that the new access road and changed appearance of the land immediately opposite Brook House will erode the contribution that the site makes as part of the setting of the listed building, of moderate importance in significance terms (**CD1.16** paragraph 6.5). However, I do not agree with the claims that the *'scale and form of residential development has responded to the adjacent development at Lower Horsebridge'* (paragraph 6.4).
- 4.6 In my view, the urbanisation of Lower Horsebridge Road through considerable road widening and infrastructure (**CD12.1**), and the dominating, uncharacteristic and aggressive form of urban development indicated on the illustrative masterplan (**CD1.4**) would exacerbate the identified impacts. These would be visible in the most common public experiences of the listed building from Lower Horsebridge Road, in views moving across the valley along the public footpath and from the public open space on the northern edge of Hailsham, known as 'Welbury'. The HAS (**CD8.3**) demonstrates only some understanding of the *public* experience of Brook House, but fails to consider impacts from the listed building and its curtilage, which are also key experiences. This is contrary to GPA3, where significance is not dependent on public rights or an ability to access setting (**CD7.2** paragraph 9).
- 4.7 Whilst plans are illustrative at this stage, the large blocks are understood to be a response to other site constraints, and the density of up to 124 units is likely to dictate similar design issues within the historic environment and setting of the asset, particularly considering displacement of the eight units to the east of the access in the amended plan (**CD8.1**). The Appellant's position that the removal of the units would *'effectively remove all competing built form from the immediate setting of the designated heritage asset of Brook House'* (**CD8.3** paragraph 4.11) and consequent reduction of the level of harm to the lower end of less than substantial is not justified.
- 4.8 Any development of the site at this quantum would require access from Lower Horsebridge Road and would therefore entail considerable changes to the former turnpike road and impact on the setting of Brook House. Indeed, the impacts of the A22/A267 and high usage of Lower Horsebridge Road are noted as adversely impacting on both assets.
- 4.9 Views on Lower Horsebridge Road, from the public footpath and looking north from the public open space across the Cuckmere Valley (**Appendix A** and **B**, views 5-6, 8-10 and 11) would prominently include development of 2.5-3 stories which could extend to the open eastern edge of the site as shown on the parameters plan (**CD8.2**). If as indicated on the illustrative plan (**CD8.1**) and suggested by the density and other site constraints, this took the form of a large corner block west of the access and/or along Lower Horsebridge Road, or intensification within more of the area shown on the parameter plan, it would be read as significantly harmful to the important rural setting of

the house and undermine understanding of the settlement pattern which informs its significance.

- 4.10 In views along Lower Horsebridge Road, an urban form of development such as that shown on the illustrative plan would be exacerbated by the widening of the road with associated 3m wide pavements, central pedestrian islands and infrastructure, creating an urban corridor within which Brook House would be seen and experienced (**CD12.1**).
- 4.11 From portions of the public footpath, the panoramic views take in Brook House with the Cuckmere valley and the South Downs in the distance (**Appendix A** and **B**, views 8-10). Similarly, views from the northern edge of Hailsham looking across the Cuckmere valley and open fieldscapes afford views of Brook House (view 11). From these public locations the A22/A267 and associated infrastructure of the A22/A267 is much less discernible. Despite loss of internal field boundaries and the addition of modern utilities, Brook House is still read in much of its historic rural setting. Historic maps indicate that the footpath has existed since at least the mid-19th century, though the availability of public views from Welbury are more recent. Nonetheless, these views provide some semblance of the setting at the time Brook House was constructed.
- 4.12 Within the context of the proposed development and extremely open site edge, the suggested '*more appropriate green landscape outlook*' of Brook House (**CD8.3** paragraph 4.11) would be largely meaningless in terms of views out or in towards it. It is not solely the '*very nature of development change in the setting*' which would cause harm, but also the likely form of that harm. Whilst it is appreciated that the application is in outline, it is difficult to see how the quantum of development proposed might be achieved without the higher density elements in the northern part of the site in a manner which could avoid or minimise harm to the significance of Brook House. The Planning, Design and Access Statement (PDAS) describes how the form of the development, whilst indicative, is heavily influenced by other considerations including road noise which results in the proposed perimeter blocks along the A271 (**CD1.7** paragraphs 7.18-7.20).
- 4.13 The proposed new access and open amenity space on the eastern side of the development would also reinforce public views of Brook House, but this would be in the context of the modern development and road infrastructure (**CD7.2** paragraph 9; **Appendix A** and **B**, e.g. views 13 and 14).
- 4.14 In GPA3 terms, the attributes of the development from Checklist 3 which would adversely affect setting and thereby significance of Brook House include:

Location and siting of development

- Proximity
- Position in relation to key views to, from and across

Form and appearance of the development

- Prominence and dominance
- Competition with or distraction from the asset
- Dimensions, scale and massing
- Proportions

Wider effects of the development

- Changes to the built surroundings and spaces
- Change to general character
- Changes to communications/accessibility including traffic, road junctions and car-parking

Permanence of the development

- Anticipated lifetime

- 4.15 On the basis of the above, the proposal would fail to preserve the significance and setting of Brook House as a grade II listed building, for which Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 applies. Furthermore, the proposal would be contrary to NPPF paragraphs 135c, 203 and 212, and is judged to be at a moderate level of harm within the less than substantial range under paragraph 208. In failing to respond positively to the WDG or the HNP, it would also be contrary to paragraph 139 of the NPPF which indicates that development which is not well designed should be refused. It would conflict with local policies EN1 and EN27 of the Local Plan, Policy SP02 of the Core Strategy, as well as Policies LHB1 and LBH2 of the Hellingly Neighbourhood Plan.
- 4.16 The PPG notes at paragraph 13 that when assessing an application which may affect the setting of a heritage asset, the decision maker may need to consider the implications of cumulative change (**CD7.3**). Under the recently approved Knights Farm application (ref: WD/2023/2100/DC), less than substantial harm to Brook House was found to be outweighed by public benefits of the proposal (**CD11.1** and Senior Heritage Officer's consultee comment at **Appendix O**). The development entails creation of sports pitches, a pavilion building and amenity space with associated lighting, access and parking, together with infrastructure improvements in Lower Horsebridge. As approved, pedestrian access would be via Lower Horsebridge Road, immediately east of Brook House (**CD11.5** and masterplan at **Appendix O**).
- 4.17 The proposal would result in a change to the character of the land historically associated with Brook House and reduce the rural surroundings to the north and to a lesser extent to the east. The Council's view was that the harm had been reduced as far as possible in line with NPPF paragraph 201 through the design, with the development being predominantly open space closest to the listed building. Some infrastructure is likely to be discernible, along with a level of activity and lighting, both from Brook House itself and in the wider surroundings. On Lower Horsebridge Road, the pedestrian access would have only a dropped kerb giving access onto an unlit pedestrian path, with other accessibility footpath/widening works to the east more closely related to Lower Horsebridge (**CD11.5**). Acoustic fencing is to be installed to the north and east boundaries of Brook House, but has yet to be detailed.
- 4.18 The adverse impacts of the consented development together with the proposed development would give rise to cumulative harm to Brook House resulting from change of character to the farmland historically associated with it and loss of the open rural outlook to the south.

5 Impacts on Boship Farm Hotel

- 5.1 The setting of a heritage asset is *'the surroundings in which a heritage asset is experienced'* (NPPF, Annex 2: Glossary). Where that experience is capable of being affected by a proposed development *in any way* then the proposed development can be said to affect the setting of that asset.
- 5.2 The Appellants set out at paragraph 5.13 of the Desk-Based Heritage Assessment (DBHA; **CD1.16**) their rationale for considering 'no potential for effects to the significance' of Boship Farm Hotel as a result of the proposed development based on the view that the site is physically and visually separated from the asset by the Boship Roundabout, A22 road and vegetation. This view is reiterated in the Heritage Statement Addendum (HSA), adding that *'there is no historic or functional link between Boship Farm House and the site'* (**CD8.3** paragraph 4.15).
- 5.3 Although physically separated from the site by the A22, the land within the site was associated with Boship Farm up until the 1970s as shown in my assessment above and as per paragraph 5.14 of the DBHA (**CD1.16**), and continues to share a visual relationship with it (**Appendix A and B**). The proposals include change of use of the land and associated construction of built form, new access and widening of Lower Horsebridge Road. Given the historic relationships, proximity to the site, quantum and indicative scale and form of the proposed development, the Council is of the view that the significance of Boship Farm Hotel has the potential to be affected by changes within its setting. For these reasons, the site can be said to be within the setting of Boship Farm Hotel as noted in my consultation response (**CD3.13**).
- 5.4 Boship Farm Hotel was listed at grade II in 1966. It has special architectural and historic interests as a vernacular farmhouse associated with a reasonably large landholding from the 17th century through to the early/mid-20th century, when the farmhouse evolved to a hospitality function. Architecturally, the orientation of the former farmhouse to the road, triple gables and rusticated window surrounds, white-painted bargeboards and pentice detailing, together with historic English-bond red brick façade express status and give it some noticeable prominence. The extent of the early 19th century remodelling is not immediately apparent in the distinctive brickwork, which appears to incorporate earlier fabric. Internally it retains at least portions of the timber frame, and some separation and distinction from the more modern extensions at the rear.
- 5.5 The historic interests relate to the development of moated sites in the Cuckmere valley, associations with the notable Fuller family, development of the farm and agricultural economy of the area, and associations with the local industries, including communal interests as a tea-room and hotel in the 20th century.
- 5.6 The modern buildings comprising guest accommodation at Boship Farm Hotel are presently (March 2024) occupied by the Home Office as refugee housing. The upper two stories of the 17th century farmhouse provide private accommodation for the owner, with the ground floor providing offices and communal spaces associated with the hotel.
- 5.7 The immediate curtilage of the hotel has seen fairly considerable modern interventions in the form of replacement outbuildings, garden structures, statuary, menagerie, and

some unsympathetic alterations (UPVC windows) and surfacing materials. However, this should be seen in the context of the hospitality use which developed from the early 20th century, and the historic photographs from the 1930s which show garden features from this period. All of these features generally have a high level of reversibility, thereby limiting the extent to which they are considered to harm the setting.

- 5.8 The two watercourses, although altered, represent the remains of the moat and a farm pond seen on historic maps. The modern outbuildings which provide the hotel and event facilities follow the general pattern of historic structures within the farmstead, and are generally of a scale and form that reads as agricultural buildings, albeit with modern features such as dormers and fenestration. Nonetheless, they provide some legibility to the historic use as a farm, reinforced by the name 'Boship (Lions) Farm Hotel'.
- 5.9 The wider setting of Boship Farm Hotel is informed by relationships to the turnpike road, and both Lower Dicker and Lower Horsebridge, being in the rural hinterland between and connected by the turnpike. The ribbon development within Lower Dicker, which includes a number of 19th century cottages and the Zoar Chapel identified by the Village Character Statement as 'positive buildings' (**Appendix D**, Appendix LD 02), provides some legibility to the historic environment and broader setting of the listed building. Notwithstanding the road, infrastructure and associated noise and movement, the location of Boship Farm Hotel at the eastern end of the Dicker, and experienced as a rural 'edge' is indicative of its historic setting. The open character of the appeal site plays an important role in this regard.
- 5.10 It is acknowledged that the A22/A267, Boship Roundabout, associated infrastructure and heavy traffic use patterns has adversely impacted on the setting of Boship Farm Hotel, reducing the qualitative attributes of the rural surroundings. However, the east-west turnpike road was a key part of the building's setting from at least the late 18th century onwards. The appeal site, whilst in separate ownership from the 1970s, retains its pastoral character as grazing land. Although the changes in ownership may undermine the functional associations it has not affected visual associations.
- 5.11 Despite the roundabout and tree screening of the A22/A267, the appeal site has some public intervisibility with Boship Farm Hotel from the north, east and west, and is experienced sequentially or dynamically as part of the rural area travelling from the south on the A22. From within the grounds of Boship Farm, the openness of the site is also discernible (**Appendix A** and **B**, view 4), and upper storey windows may afford more distant views across the appeal site.
- 5.12 GPA3 notes that views which contribute more to understanding the significance of a heritage asset include those where the composition within the view was a fundamental part of the aspect of the function of the heritage asset, and those with historic associations (**CD7.2** paragraph 11). Furthermore, where the development proposal affects views which may be helpful in allowing the significance of an asset to be appreciated, they are therefore part of the setting (paragraph 25).
- 5.13 There are a small number of public views of Boship Farm Hotel from a section of Lower Horsebridge Road and from the north-west end of the historic footpath, looking across the open fieldsapes historically associated with the farm that allow for a visual

appreciation of the farmstead in something like its historic setting (**Appendix A and B**, e.g. views 6, 8, 12). In these views, the prominent triple gables of the 17th century farmhouse can be seen, with intervisibility to Brook House. In these views, the modern lampposts and road signage are the most visible features, with the road itself being largely screened from view. The visual impact of the A22 is softened in the summer months when the trees are in leaf and during quieter periods when there is less traffic noise and movement on the A22. Similar views, looking over the pastoral and arable fields from the public footpath and turnpike road, will have been available since at least the 19th century.

- 5.14 Travelling east on the A22 approaching the Boship Roundabout, views past the listed building, whilst taking in the roundabout and road, are softened by vegetation and the open character of the site is appreciable with a treed skyline beyond, thereby reinforcing the historically rural setting (**Appendix A and B**, views 1-3). The modern service station is more visible in the winter months, but generally occupies a low position screened by vegetation and is not visually intrusive except for signage on the A22.
- 5.15 In all of these views of the heritage asset, the modern 'outbuildings' are generally discernible as large tiled roofscapes with Sussex barn hips (i.e. half-hips), and tend to reinforce the farmstead character.
- 5.16 The Village Character Statement for Lower Dicker identifies Boship Farm Hotel as a local landmark building (**Appendix D**, Appendix LD 03). The VCS defines landmark status in the context of locally listed buildings as: 'An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be signalled out as a landmark within the local scene.' [After Historic England guidance HEAN7.] The same would generally be true for listed buildings.
- 5.17 The attributes of setting from Checklist 2 of GPA which contribute positively to the significance of the farmhouse, or appreciation of its significance, include:

The asset's physical surroundings

- Orientation and aspect
- Definition, scale and 'grain' of surrounding landscape and spaces
- Green spaces, trees and vegetation
- Openness, enclosure and boundaries
- History and degree of change over time

Experience of the asset

- Surrounding landscape and townscape character
- Views from, towards, through, across and including the asset
- Visual dominance, prominence or role as a focal point
- Land Use
- Accessibility, permeability and patterns of movement
- Cultural associations

- 5.18 The heritage asset is a historic farmhouse with relationships to the wider rural setting, including the appeal site. The proposed urbanising form of development would serve to

further erode the rural setting of the heritage asset. Critically, the proposed development would negate understanding of Boship Farm Hotel as within the rural hinterland between and informed by Dicker Common and Lower Horsebridge. The only aspect of rural countryside which would remain would be to the south. The contribution of this part of the setting in terms of sense of place, historic associations and character would not be affected by the proposed development.

- 5.19 The visual harm would be most noticeable from within the north-eastern part of the gardens of Boship Farm Hotel itself (**Appendix A and B**, e.g. view 4) and in the public views east from the A22, where the illustrative and parameter plans (**CD8.1** and **CD8.2**) indicates development of up to three stories - 12m above FFL at a minimum 17.21mAOD as per paragraph 6.2.2. of **CD1.13** - in large blocks with substantial bulk and massing which would wrap the north-west corner of the site and extend down its western side. This would only give way to less urban, but more suburban, semi-detached and 2-storey forms beyond the existing vegetation on the A22.
- 5.20 The PDAS describes how the form of the development, whilst indicative, is heavily influenced by other considerations, including road noise (**CD1.7** paragraphs 7.18-7.20). The large perimeter blocks are a response to the need to screen the development from noise from the road, meaning it is reasonably likely to take a similar form at reserved matters stage, resulting in the 'inward facing' edge to the development in this location (page 8). This form of development would be totally alien to the surrounding settlement patterns, turning its back onto the former turnpike road which informed so much of the area's history and would fail to respond positively to the broader historic environment and setting of Boship Farm Hotel.
- 5.21 The other presently available public views from Lower Horsebridge Road and the north-west end of the public footpath looking across the site which allow for distant appreciation of significance, would be lost as a result of the proposed development. Whilst distant and fortuitous (i.e. not designed) in nature, and undermined by movement and noise of traffic, these views do allow for some appreciation of Boship Farm Hotel's architectural character and historic interest and its landmark status in the local area.
- 5.22 In GPA3 terms, the attributes of the development from Checklist 3 which would adversely affect setting and thereby significance of Boship Farm Hotel include:

Location and siting of development

- Proximity to asset
- Position in relation to key views to, from and across

Form and appearance of the development

- Prominence and dominance
- Dimensions, scale and massing
- (Lack of) Visual permeability
- Architectural design

Wider effects of the development

- Changes to the built surroundings and spaces
- Change to skyline, silhouette
- Change to general character (e.g. urbanisation)

Permanence of the development

- Anticipated lifetime

- 5.23 Due to the intervening modern features the harm to Boship Farm Hotel would clearly be less than substantial, at the lower end of the spectrum, falling under paragraph 208 of the NPPF. The proposal would also be contrary to paragraphs 135c, 203 and 212 of the NPPF. In failing to respond to the WDG and HNP, it would also be contrary to NPPF paragraph 139, as above. In local policy terms, the proposed development would conflict with policies EN1 and EN27 of the Local Plan, Policy SP02 of the Core Strategy, as well as Policies LHB1 and LBH2 of the Hellingly Neighbourhood Plan.
- 5.24 Between July and September 2021 ESCC Highways held a public consultation on upgrades and improvements to the Boship Roundabout which would increase the number of lanes, add traffic lights to the roundabout and provide pedestrian crossings on the southern arm, together with other infrastructure (**Appendix P**). The works are subject to funding from the Department of Transport, and as yet has no definitive timetable for implementation. In the context of these works, the existing vegetation on the roundabout and along the A22, without statutory protections, cannot be relied upon in perpetuity (**CD7.2** paragraphs 22 and 40). If implemented, the works are likely to exacerbate existing impacts of the A22/A267 on the setting of Boship Farm Hotel and potentially open up views to the appeal site.

6 Conclusion

- 6.1 The Council has refused planning permission for several reasons. One of those, RfR2, sets out that the proposals fail to preserve the settings of the designated heritage assets, and would cause less than substantial harm to their significance through development within their settings.
- 6.2 The Council therefore considers the scheme would fail to preserve the significance and setting of heritage assets under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act, and does not meet a number of national and local policies. Namely paragraphs 135c, 139, 203 and 212 of the NPPF, amounting to less than substantial harm under paragraph 208; local policies EN1 and EN27 of the Saved Local Plan 1998 relating to sustainable development and the layout and design of development; broader policies relating to the intrinsic quality of the historic environment in the Core Stagey SP02; and Policies LHB1 and LBH2 of the Hellingly Neighbourhood Plan.
- 6.3 I have explained that there are heritage assets whose significance would be impacted by the proposals for development within their settings. Although it may be possible to address some elements at reserved matters stage, the quantum of development is in question, and any development of the site would be likely to bring about unsympathetic changes to Lower Horsebridge Road within the setting of at least one listed building. It is not considered that the scheme would offer any heritage benefits. The planning balance is for the decision maker to determine.
- 6.4 The significance of each of the heritage assets has been identified and the impacts discussed. I have also discussed the Appellant's failure to appropriately assess the heritage resource which means that opportunities to enhance or better reveal significance, avoid and/or mitigate harm have not been acknowledged or realised.
- 6.5 I conclude that the proposed development is indeed – as the Council alleges – contrary to the various local and national policies cited in RfR2.

Statement of truthfulness and professional endorsement

- 6.6 Pursuant to Planning Inspectorate guidance 'Procedural Guide: Planning appeals – England Updated 13 June 2023), in particular Section 13 – expert witness, I confirm that the evidence and opinions which I have prepared and provide in this Proof of Evidence herein are my true and professional opinions.

Heather Hall – 25 March 2024

(to be signed if required at opening of Inquiry)

7 References

Beswick, M. 1993 *Brickmaking in Sussex: A History and Gazetteer*

Butler, C. 2007 *East Sussex Under Attack: Anti-Invasion Sites 1500-1990*

Pevnser, N. Antram, N. 2013 *The Buildings of England – Sussex: East, with Brighton and Hove*

Robertson, C. 1982 *Hailsham and its Environs*

Smith, L. 2003 *The History of the Dicker: Two Sussex Villages*

The Orpington Club n.d. *History of the Orpington*

<https://www.theorpingtonclub.org.uk/pages/history-of-the-orpington.php>

Village Character Statements – Hellingly Parish November 2017

<https://www.wealden.gov.uk/planning-and-building-control/planning-policy/hellingly-neighbourhood-plan/>

Census data

1851 Census: <https://theweald.org/c.asp?Memold=C1Hy1b>

1881 census: <https://theweald.org/c.asp?Memold=C4Hy02>

Trade Directories (viewed at <https://specialcollections.le.ac.uk/digital/collection/p16445coll4/search/searchterm/Sussex/field/place/mode/exact/conn/and/order/nosort> except where noted otherwise)

1851 Post Office Directory (p93)

1855 Post Office Directory (p917)

1858 Melville's Directory (p272)

1866 Post Office Directory (p191-2)

1878 Kelly's Directory (p243)

1882 Kelly's Directory (<https://theweald.org/d10.asp?BookId=Kelly82000>)

1890 Kelly's Directory (p375)

1899 Kelly's Directory (p432-3)

1905 Kelly's Directory (p472-3)

1911 Kelly's Directory (p469)

1915 Kelly's Directory (p470-1)

Newspaper Articles (viewed at <https://www.britishnewspaperarchive.co.uk>)

Sussex Advertiser, Tuesday 21 September 1858 – auction of livestock, farm implements, household furniture, &c. at Mouse House Farm

Sussex Agricultural Express, Saturday 26 May 1888 – Boreship Farm, auction for valuable freehold estates

Sussex Agricultural Express, Saturday 21 March 1903 – Poultry Farming: Mr W.H Pink's Experiences & advertisement

Sussex Agricultural Express, Saturday 29 August 1903 – Advertisement, Brook House Poultry Yards

Sussex Agricultural Express, Saturday 31 March 1906 – Advertisement for Brook House Poultry Farm

Sussex Agricultural Express, Saturday 21 September 1907 – Sale of Pure-breed Poultry at Hellingly – The Brook House Stock

Sussex Agricultural Express, Thursday 23 July 1914 - Obituary of Henry Ford

Sussex Agricultural Express Friday 27 September 1918 – Brook House Freehold for sale

Sussex Agricultural Express, Friday 18 September 1925 – Sale of Cattle, Boship Farm, Hellingly

Eastbourne Chronicle, Saturday 1 February 1930 – Eastbourne Motorcycle Club

Sussex Agricultural Express, Friday 20 February 1931 – Advertisements, Boship Farm and Boship Farm Tea Gardens

Bucks Advertiser & Aylesbury News, 16 July 1937 – Accommodation at Boship Farm

East Sussex Records Office

ACC 3412/170/3/13	Sussex Archaeological Society (surveyors draft to the 1770 map)
AMS 6234/1	Map of Boship Farm and Mouse House 1770
ACC 5777/1	Deeds of Boship Farm:
ACC 3412/3/826	Plan of the Dicker c.1811
BUR 2/1/71	Auction Book 1858, Mouse House
BUR 2/1/77	Valuation Book 1858, Mouse House
BUR 1/1/63	Auction Book 1867, property of late Mr Page (Brook House)
PCA 375/7	Enlarged tea room postcard c.1910
SAS PS/19	Sales Particulars 1918, Boship Farm
BMW A/1/27/26	Valuation Book 1921, Boship Farm
BUR 2/2/1425	1938 valuation for purchase of manure by the East Sussex War Agricultural Emergency Committee from Mrs Pratt, Boship Farm
WAT 3/751/5	Stocktaking 12 Nov 1942 – ESCWAEC
WAT 3/765/12	Stocktaking 30 Sep 1944 – ESCWAEC
WAT 3/780/9	Stocktaking 30 Sep 1945 – ESCWAEC