



# CULTURAL HERITAGE DESK BASED ASSESSMENT – GYPSY AND TRAVELLER SITES

HORSHAM DISTRICT COUNCIL LOCAL PLAN REVIEW

## Abstract

The Horsham District Council administrative area contains a rich variety of heritage assets with 1537 listed buildings, 26 conservation areas, 178 archeological notification areas, 96 archaeological sites, 5 registered parks and gardens and 29 scheduled monuments.

The NPPF 2023 identifies that these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation. Local plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

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\*The assessment of the potential for Gypsy and Traveller accommodation within wider strategic allocations (Sites 8, 9 and 10) has been considered separately as part of the wider assessment of strategic sites through the Local Plan process. Sites

8, 9 and 10 have all been assessed as being capable of delivering a wide range of housing and supporting infrastructure provision, including provision for Gypsies and Travellers on site.

\*\* Tables 1 – 3 establishing the sensitivity of receptors, establishing the magnitude of change and significance assessment matrix which inform the tables within this document can be found within the Cultural Heritage Desk Based Assessment Methodology document pages 8 – 10.

## GYPSY AND TRAVELLER SITES

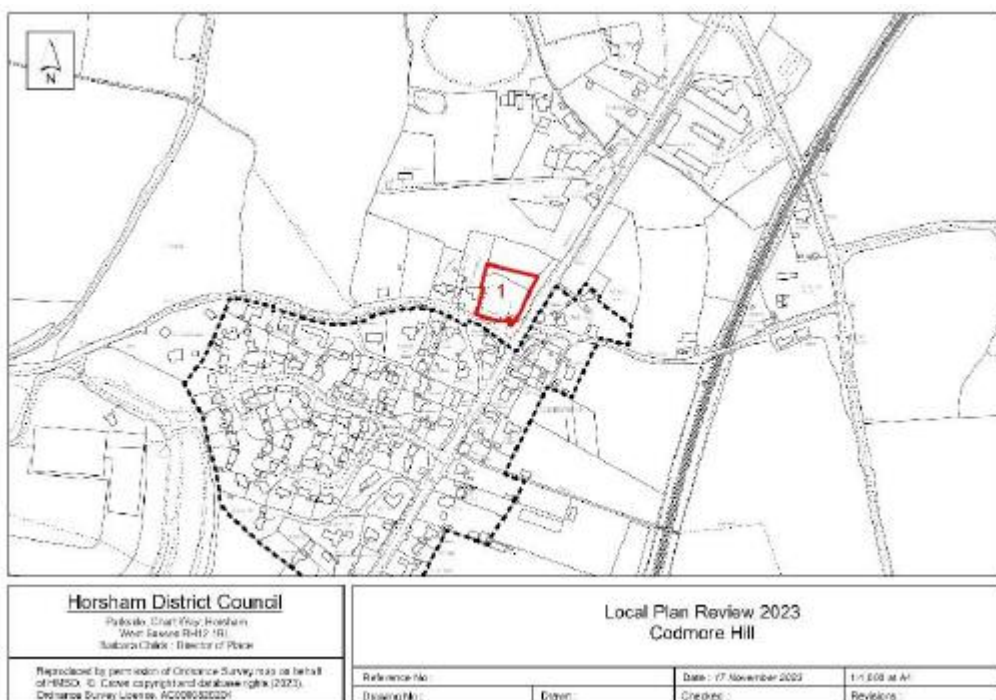
## Cultural Heritage Desk Based Assessment – Land Junction of Hill Farm Lane and Stane Street, Pulborough 1

### Introduction

Land at the junction of Hill Farm Lane and Stane Street Pulborough has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as 1.

**Figure 1** identifies the site which is located to the west of the A29 and north of Hill Farm Lane.

Figure 1 – Land at the junction of Hill Farm Lane and Stane Street.



### Planning History

Permission granted (DC/19/0845) for 2 pitches on 20 September 2019. Second application (DC/20/0636) for 4 pitches (an additional 2 pitches) was refused on 1 December 2020. Appeal was lodged 1 December 2020 and commenced 24 March 2021. The Appeal was allowed on 1 March 2022 but was subsequently quashed by the High Court on 13 July 2022 due to its failure to consider Natural England’s “Water Neutrality Position Statement” issued on 14 September 2021.

Although heritage was not raised as a reason for refusal with regards to the above planning decision it would be suggested that the following listed buildings may be more sensitive to potential changes to their significance;

- Forge Cottage, The Old Forge (NHLE 1286063)

With regards to Forge Cottage, The Old Forge as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

- The setting of Forge Cottage, and The Old Forge should be carefully considered as part of any development to ensure their significance is retained.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- Consideration should be taken to ensure that appropriate landscaping is agreed as part of any development.

## Cultural Heritage Desk Based Assessment – Fryern Park Farm, Fryern Park, Storrington - 2

### Introduction

Land at Fryern Park Farm has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as 2.

**Figure 2** identifies the site which is located to the west of Fryern Road, to the north west of Fryern Park House.

Figure 2 – Land at Fryern Park Farm



This site was proposed for 3-5 pitches in HDC Gypsy, Traveller and Travelling Showpeople DPD (April 2017) which was not pursued. 2 pitches allowed on appeal on 4 November 2019 (DC/18/2084/FUL) have yet to be implemented. An application (DC/20/0600/FUL) for additional 2 pitches was refused by HDC on 27 July 2020 on the ground that “*The proposed development, by reason of its cumulative impact with the existing pitches in the vicinity of the site, would represent a harmful urbanising form of development which would be out of keeping with and detrimental to the rural character of the countryside location, contrary to Policies 2, 23, 25, 26, 32 and 33 of the Horsham District Planning Framework (2015)*”. An appeal was submitted on 13 November 2020, which started on 12 May 2021. The Appeal was allowed on 28 February 2022 but was subsequently quashed by the High Court on 11

July 2022 due to its failure to consider Natural England's Water Neutrality Position Statement issued in September 2021.

No heritage concerns were raised as part of the Inspectors planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.



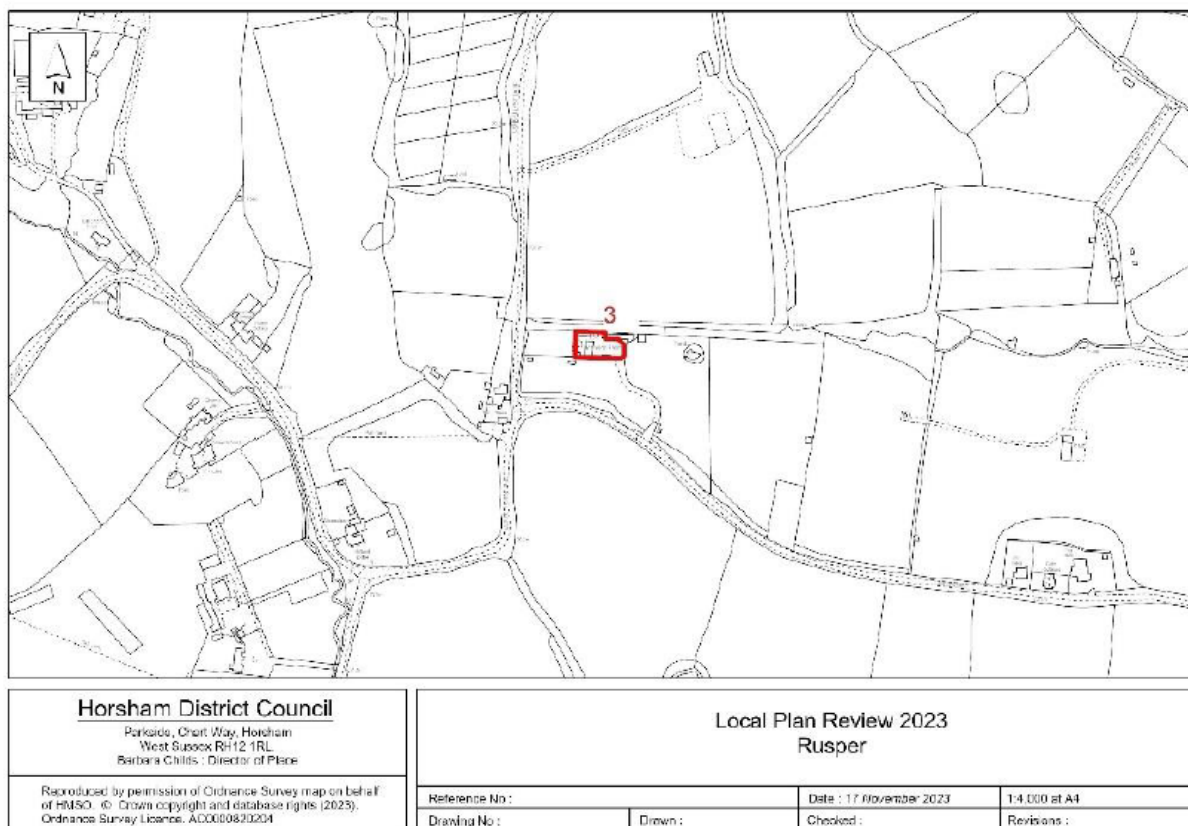
## **Cultural Heritage Desk Based Assessment – Northside Farm, Rusper Road, Ifield**

### Introduction

Land at Northside Farm has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site 3.

**Figure 3** identifies the site which is located to the north of Rusper Road close to its junction with Burnthouse Lane.

**Figure 3 – Northside Farm, Rusper Road, Ifield. 3**



The site received permission in June 2015 (DC/14/2385) for 1 pitch (a maximum of 3 caravans).

No heritage concerns were raised as part of the planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider

environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.

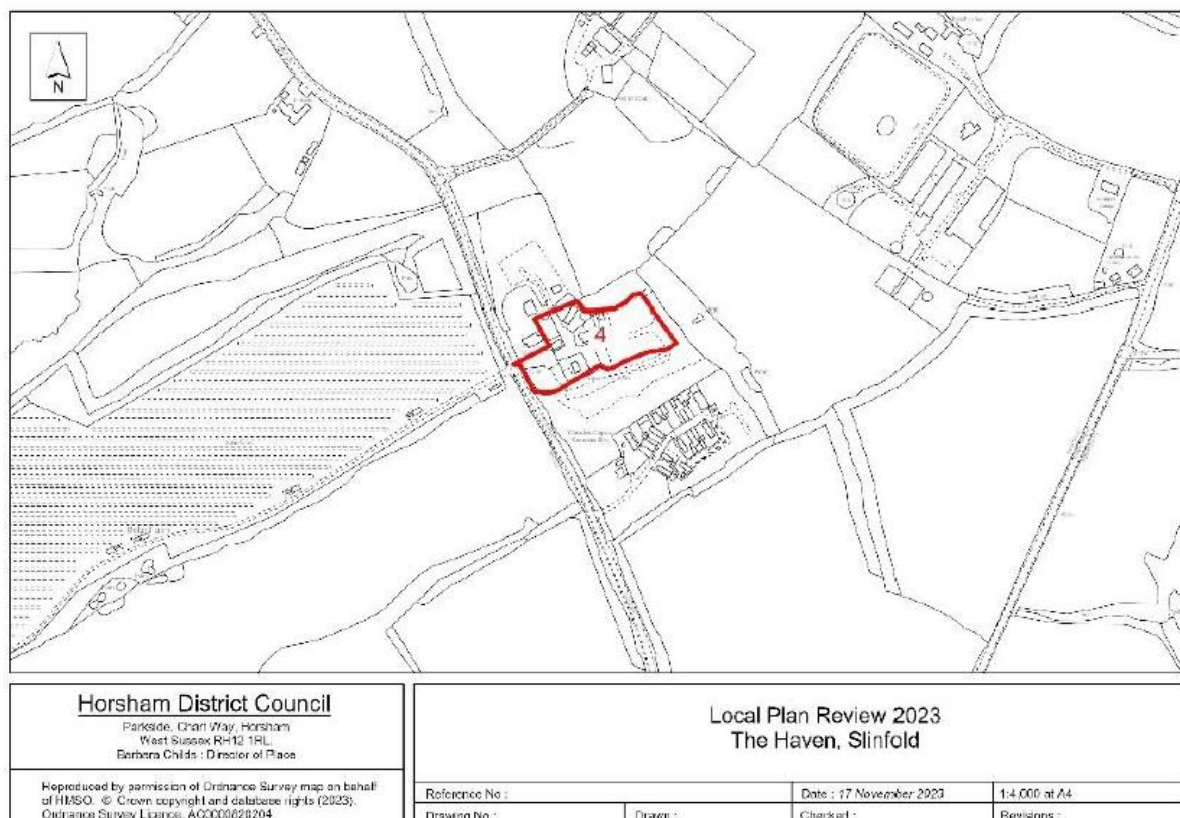
**Cultural Heritage Desk Based Assessment – Southview, The Haven, Slinfold GA002.**

**Introduction**

Land at Southview, The Haven, Slinfold has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as reference 4.

**Figure 4** identifies the site which is located to the east of Haven Road, and to the north of Cousins Copse.

**Figure 4 – Land at Southview, The Haven. 4**



**Heritage Assets and Potential Impacts**

A single pitch has permanent planning permission. The site is allocated for 4 pitches in Policy 21 of the HDPF to authorise the 4 existing pitches on the site.

**Table 1** sets out a brief assessment of the impact of the proposal on each listed building, within the study area. The assessment of each building has been undertaken prior to consideration of possible mitigation measures. The table seeks to highlight buildings which are most vulnerable to change, and should be considered in any development proposal. It

may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

**Table 1: Listed Buildings and Conservation Areas identified as being sensitive to change (see methodology for further details of matrix).**

Number	Asset	Type of heritage asset	Entry Number	List Description	Sensitivity (High + 3, medium + 2, low + 1, negligible + 0)	Magnitude of Change Adverse - High + 3, medium + 2, low + 1, negligible - 0 Beneficial - High - 3, medium - 2, low -1, negligible - 0	Significance assessment Matrix
1	Buckmans	Grade 2 listed building	1354132	Probably C17. Two storeys. Three windows. Now faced with tiles, the main front fishscale tiles. Tiled roof. Casement windows. Modern porch.	High + 3	Negligible 0	Not Significant + 3
2	Holman's House	Grade 2 listed building	1285223	L-shaped block, originally 2 houses. C18. Ground floor red brick, above faced with weather-boarding. Tiled roof. Casement windows. Two storeys. Five windows.	High + 3	Negligible 0	Not Significant + 3
3	The Smithy Cottage	Grade 2 listed building	1286398	Formerly 2 cottages, now one dwelling. Restored C17 or earlier timber-framed building, now fronted with red brick on ground floor and with fishscale tiles above with a covered bressumer between forming a bellcast that is tile-hung. Tiled roof. Casement windows Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
4	Yew Tree Cottage	Grade 2 listed building	1354198	C17 or earlier timber-framed cottage, modernised and refaced with painted brick on ground floor and tile-hung above. Tiled roof. Casement windows. Large modern porch. Chimney breast on east wall. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
5	Five Ashes	Grade 2 listed building	1027006	C17 or earlier timber-framed cottage refaced with stone and red brick. Tiled roof. Casement windows. Two storeys. Three windows. Chimney breast on west wall.	High + 3	Negligible 0	Not Significant + 3
6	Cousin's Farmhouse	Grade 2 listed building	1027005	Restored C16 timber-framed house with red brick infilling. Horsham slab roof. Casement windows. Massive brick chimney breast at west end. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3
7	Lower Bottle House	Grade 2 listed building	1354224	Formerly 2 cottages. C17 or earlier timber-framed building. The south end has the timbering with red brick infilling exposed on first floor but ground floor has been rebuilt in brick. North end wholly red brick and grey headers. Tiled roof. Casement windows. Brick chimney breast on north wall. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3

It is suggested that the heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the properties significance of these

properties would directly be affected by the proposed development. However, further assessment of these buildings may be advisable dependant on any developing masterplan.

### Heritage Considerations

It should be noted that Paragraph 207 and 208 of the NPPF requires local authorities to balance any harm to designated heritage assets or their setting against the public benefits of the proposal and that the case officer will be required to balance consideration of all aspects of the development in reaching a decision.

With regards to the listed buildings identified in **Table 1** as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- Consideration should be taken to ensure that appropriate landscaping is agreed as part of any development.

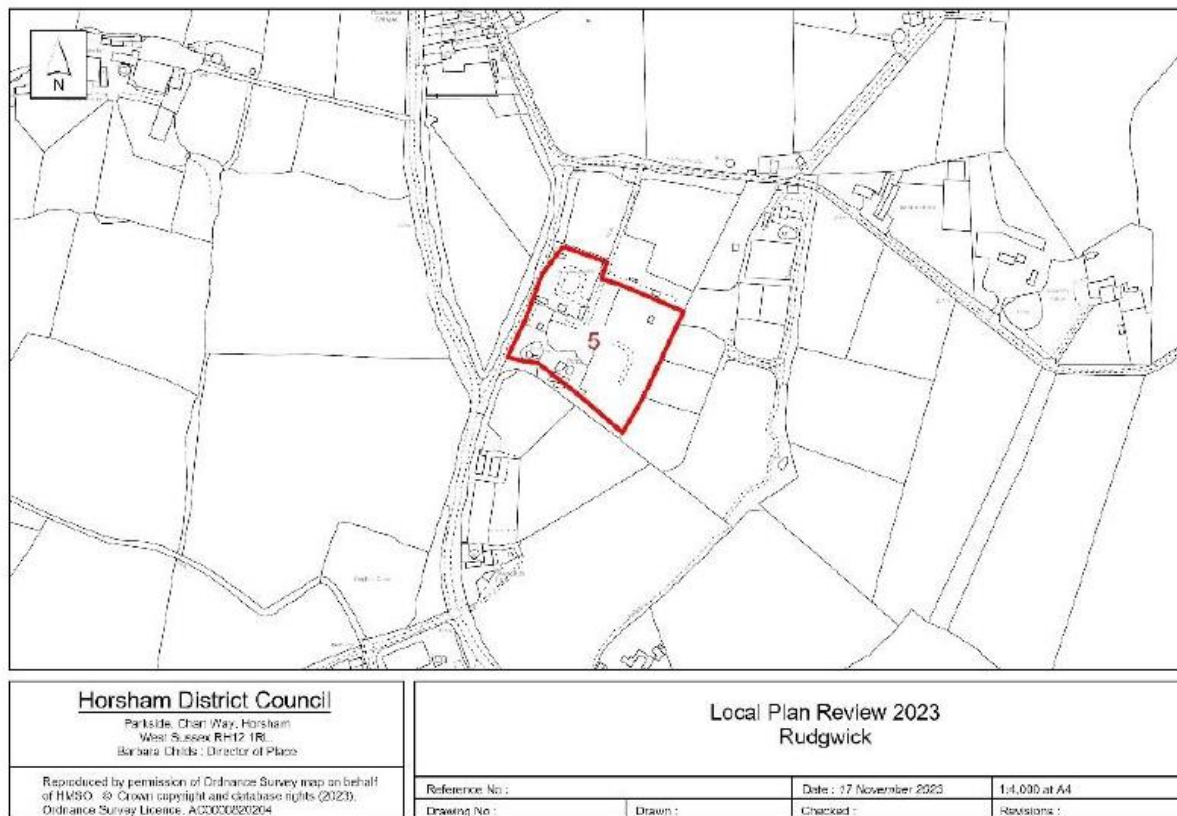
**Cultural Heritage Desk Based Assessment – Sussex Topiary, Naldretts Lane  
Rudgewick GA009.**

**Introduction**

Land at Sussex Topiary, Naldretts Lane has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 5.

**Figure 5** identifies the site which is located to the south of Naldretts Lane.

**Figure 5 – Land at Sussex Topiary, Naldretts Lane. 5**



**Planning History**

DC/13/2170 was refused on 14 March 2014 for 4 pitches. It was allowed on appeal on 8 February 2016.

DC/19/1362 "Retrospective change of use of land for the stationing of caravans for residential purposes for four gypsy pitches, along with the formation of hardstanding and four utility/ day rooms ancillary to that use" was permitted 1st October 2019.

An application for a further 8 pitches (on an adjacent field), was refused at Committee (DC/19/0897) on 1 October 2019. No appeal was lodged.

A further application for an additional 4 pitches was also refused (DC/19/2309) on 7 January 2020 (on an adjacent field) on the grounds of over-intensification in the countryside. An appeal for this refusal was lodged on 8th June 2020. The appeal lodged and commenced on 1 February 2021 was dismissed 7 November 2022, however this was solely on the grounds of “water neutrality” issues.

#### Heritage Assets and Potential Impacts

No heritage concerns were raised as part of the planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.



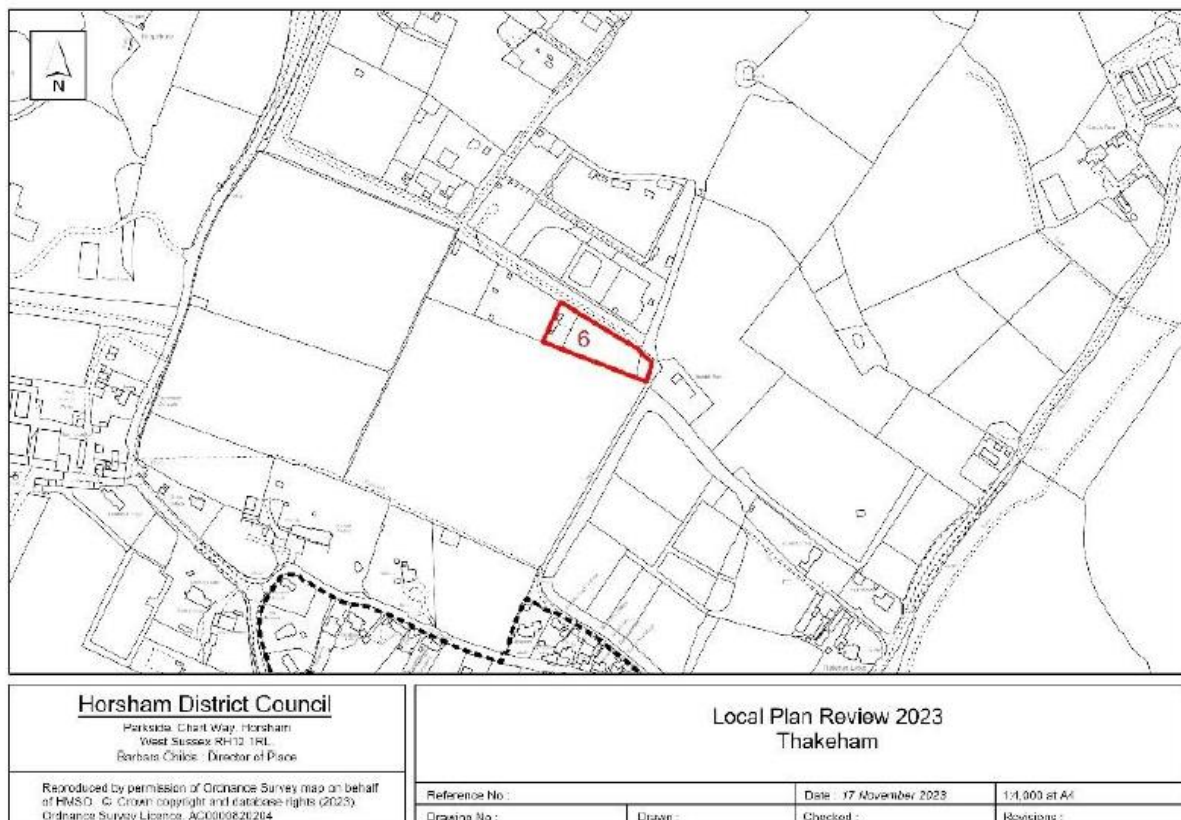
## **Cultural Heritage Desk Based Assessment – Plot 3, Bramblefield, Crays Lane, Thakeham. 6.**

### **Introduction**

Land at Plot 3, Bramblefield has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 6.

**Figure 1** identifies the site which is located to the south of Crays Lane.

**Figure 6 – Land at Plot 3, Bramblefield, Thakeham. 6**



### **Planning History**

DC/18/1543. Application refused 21st December 2018. Appeal allowed 7 February 2020.

### **Heritage Assets and Potential Impacts**

No heritage concerns were raised as part of the Inspector's planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change



from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.

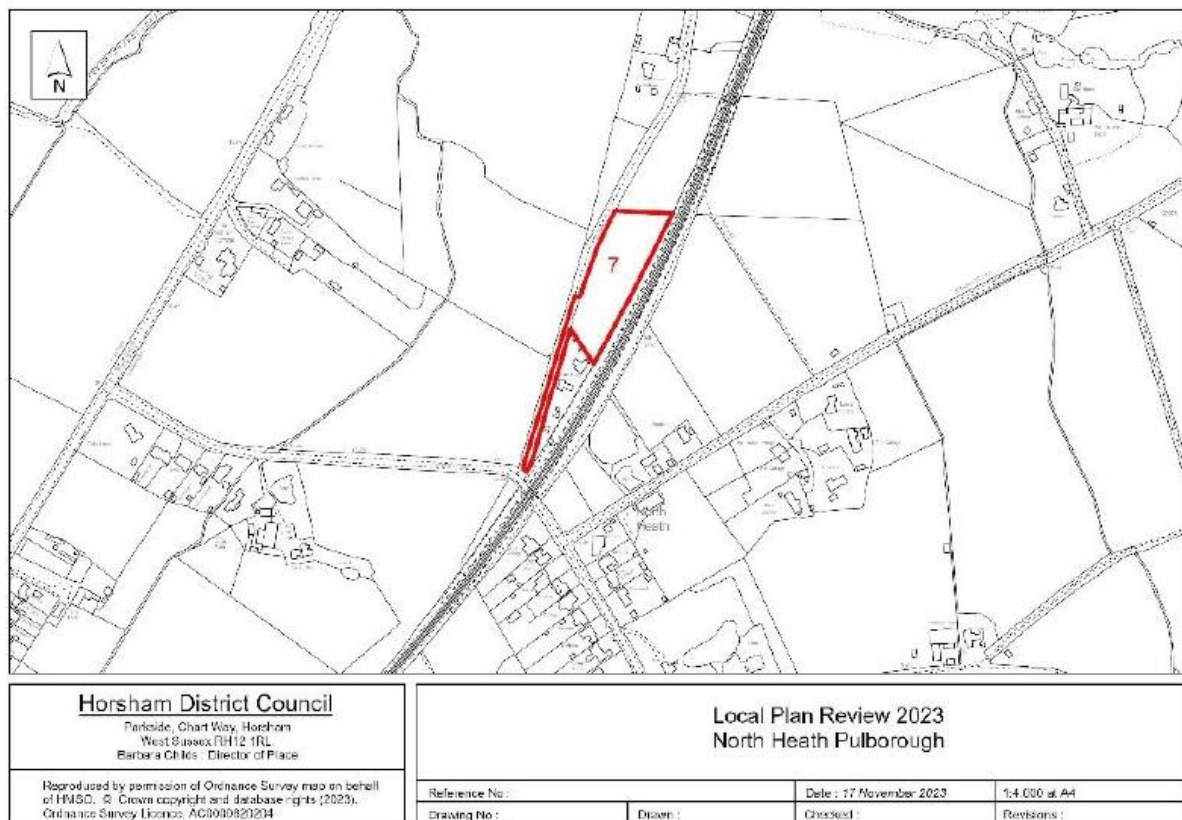
**Cultural Heritage Desk Based Assessment – Girder Bridge, Gay Street Lane, Pulborough. GA015**

**Introduction**

Land to the north of Girder Bridge has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 7.

**Figure 7** identifies the site which is located to the north east of Gay Street Lane, and to the west of the railway line.

**Figure 7 – Land at Girder Bridge. 7.**



**Overview**

**Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with parliamentary enclosures. On the eastern side of the railway line is an Amber Archaeological Notification Area (ANA) relating to ‘Prehistoric Lithic Working, Mine Pits, Glass Working Industry and Medieval Farmsteads, West Chilton and Pulborough.’

The development site as summarised in **Table 2** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 6 listed buildings, and 1 ANA (see **Table 3**).

**Table 2: Overview of heritage assets within site boundary and wider study area.**

<b>Constraint</b>	<b>Number within the development site boundary</b>	<b>Number within wider study area (1 km of development site boundary)</b>
Scheduled Monuments	0	0
Listed Buildings	0	6
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	1

**Table 3: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Prehistoric Lithic Working, Mine Pits, Glass Working Industry and Medieval Farmsteads, West Chiltington and Pulborough	Amber (Horsham 045)

An area categorised as being a Red ANA is a very sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have major adverse impact on nationally important and other significant archaeological sites. An Amber category ANA is a sensitive area for Archaeology, where new building(s), ground excavation or landscaping may have adverse impact upon an archaeological site/sites, depending upon scale and exact location of development.

The available evidence indicates that there is potential for as yet unknown archaeological remains within the site area and within 1km of its boundary, relating to all periods.

As part of any proposed development;

- A detailed baseline should further refine the archaeological potential of the site.
- The results of archaeological field assessment should be used to inform the capacity of the site and the design of the proposed development.
- The scheme should seek to remove/reduce the harm to archaeological remains through careful placement of buildings, services and sub-surface intrusions, and should consider the unplanned effects of development such as increased landscaping or pressure of increased footfall.

- If archaeological remains are identified as part of a detailed survey all remains should be preserved in situ but, where this is not possible the highest priority should be given to preserving those of national interest. This follows the requirement of the NPPF that should remains of national importance be revealed, then their conservation should be given a similarly 'great weight' in decision making as a designated heritage asset.

## Designated Heritage Assets

### Introduction

This section will consider the potential effects of development within the study site on the significance of designated heritage assets, including through effects to their settings. This includes heritage assets within the proposed development site, and those in the wider study area.

Heritage assets and potential impacts will be assessed using best practice, including that set out in Historic England's Good Practice Advice Note 3, The Setting of Heritage Assets. The heritage assets which require assessment have been selected with reference to the National Heritage List for England (NHLE) database held by Historic England.

A radius of 1 km from the boundary of the proposed development sites was used to identify those heritage assets which should be assessed for possible changes to their significance due to the development. Consideration was also given to whether there were any additional highly graded heritage assets whose wider sensitivity outside of the 1km zones should be included in the assessment. However no such heritage assets were identified.

## Heritage Assets and Potential Impacts

**Table 4** sets out a brief assessment of the impact of the proposal on each listed building, within the study area. The assessment of each building has been undertaken prior to consideration of possible mitigation measures. The table seeks to highlight buildings which are most vulnerable to change, and should be considered in any development proposal. It may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

**Table 4: Listed Buildings and Conservation Areas identified as being sensitive to change.**

Number	Asset	Type of heritage asset	Entry Number	List Description	Sensitivity (High + 3, medium + 2, low + 1, negligible + 0)	Magnitude of Change Adverse - High + 3, medium + 2, low + 1, negligible - 0 Beneficial - High - 3, medium - 2, low -1, negligible - 0	Significance assessment Matrix
1	Laurel Cottage	Grade 2 listed building	1027317	Restored C17 or earlier timber-framed cottage with plaster infilling. Tiled roof with pentice on both sides. Modern windows. One storey and attic. Two windows. One dormer. Modern swing to south-east.	High + 3	Negligible 0	Not Significant + 3
2	Wanseys Farmhouse	Grade 2 listed building	1286229	C17 or earlier timber-framed building with the timbering and plaster infilling exposed in north wall, but refaced with stone. Steeply-pitched hipped tiled roof with pentice behind. Casement windows. Two storeys. Five windows.	High + 3	Negligible 0	Not Significant + 3
3	North Heath Farmhouse	Grade 2 listed building	1354019	Small restored C17 or earlier timber-framed building with some timbering and red brick infilling visible on west side but largely refaced in brick. Tiled roof. Casement windows. One storey and attic. Two windows.	High + 3	Negligible 0	Not Significant + 3
4	Gennets Farmhouse	Grade 2 listed building	1027366	C18. Two storeys. Three windows. Painted stone. Tiled roof. Casement windows. One window-bay added at south-east end.	High + 3	Negligible 0	Not Significant + 3
5	Moons Farmhouse	Grade 2 listed building	1193344	C17 or earlier timber-framed building with timbering exposed in south wall but refaced with stone. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
6	Westlands Farmhouse	Grade 2 listed building	1027367	C17 or earlier timber-framed building with painted brick infilling, ground floor rebuilt in stone, now painted. Steeply pitched hipped tiled roof. Casement windows, some with diamond-shaped panes. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3

It is suggested that the heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the properties significance of these properties would directly be affected by the proposed development. However, further assessment of these buildings may be advisable dependant on any developing masterplan.

### Heritage Considerations

As noted above it is suggested that a detailed baseline and field assessment should further refine the archaeological potential of the site. The results of these assessments should then be used to inform the design and density of the proposed development.

Consideration should also be given on all sites to establish whether there would be a source of Horsham Stone Slate within the site which could be quarried prior to development. The stone is a unique resource for the district and there is a need for replacement and new stone for heritage assets to ensure that the local character is maintained for the future.

It should be noted that Paragraph 207 and 208 of the NPPF requires local authorities to balance any harm to designated heritage assets or their setting against the public benefits of the proposal and that the case officer will be required to balance consideration of all aspects of the development in reaching a decision.

With regards to the listed buildings identified in **Table 4** as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- Consideration should be taken to ensure that appropriate landscaping is agreed as part of any development.

NB The following site references relate to Strategic Site Allocations and have been assessed as such separately:

8. Land East of Billingshurst,
9. Land West of Ifield, and
10. Land North West of Southwater.

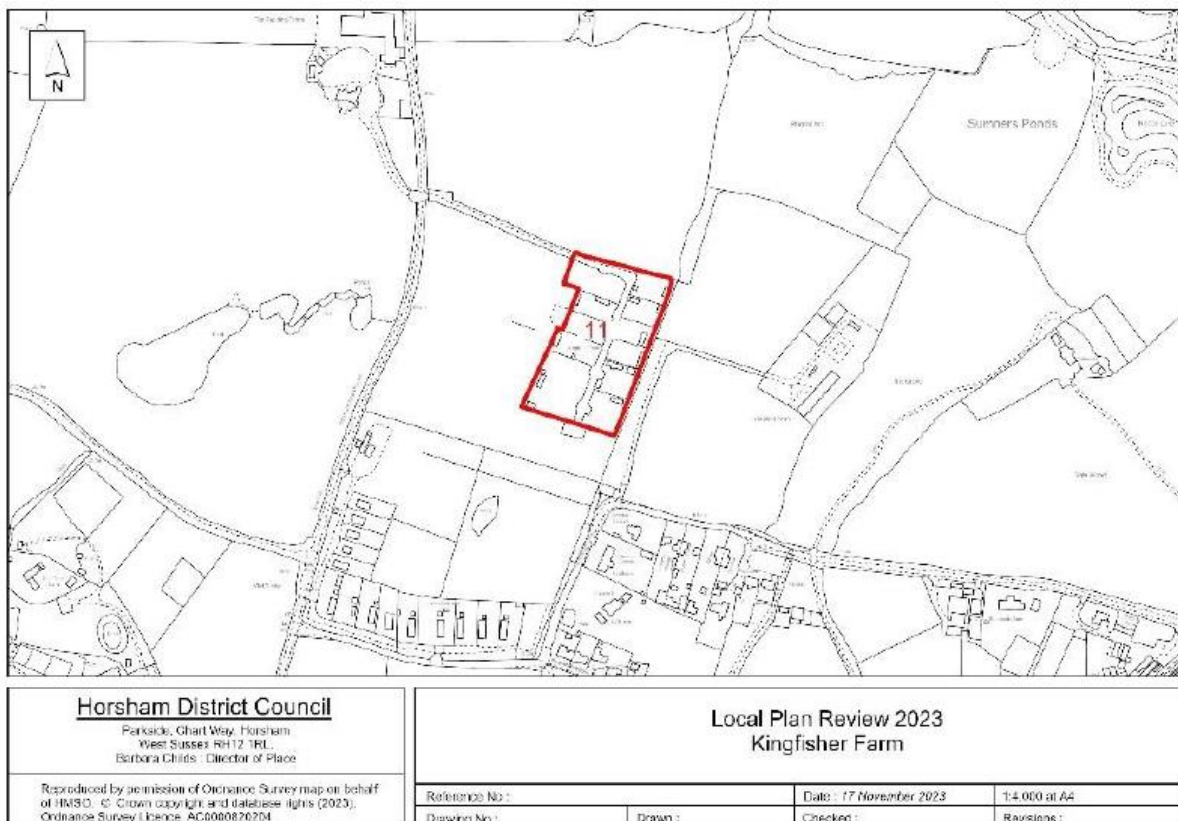
## **Cultural Heritage Desk Based Assessment – Kingfisher Farm, West Chilmington Lane.** **11**

### **Introduction**

Land to the east of West Chilmington Lane has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 11.

**Figure 11** identifies the site which is located to the east of West Chilmington Lane.

**Figure 11 – Land to the rear of Pear Tree Farm. 11.**



### **Planning History**

DC/10/1041 - Use of the land for the stationing of caravans for residential purposes or 11 no. gypsy pitches together with the formation of additional hard standing and utility/dayrooms ancillary to that use. Refused 9 March 2011. Appeal Allowed 19 December 2011 (Appeal Ref: APP/ Z3825/A/11/2150329).

DC/17/1184 - Variation of conditions 3, 11 and 13 relating to Appeal Reference Number:APP/Z3825/A/11/2150329 (Use of land for the stationing of caravans for residential purposes for 11 gypsy pitches together with the formation of additional hard standing and



utility/day rooms ancillary to that use). Declined 5 December 2017. Appeal Dismissed 17 September 2018 (Appeal Ref: APP/Z3825/W/17/3188942)

DC/17/1185 - Change of use of land as an extension to permission granted at Appeal APP/Z3825/A/11/2150329. Refused 21 July 2017. Appeal determined on 17 September 2018 that the DC/10/1041 proposal was not lawfully commenced and was no longer extant. (Appeal Ref: APP/Z3825/W/17/3188945)

DC/19/1205 - Change of use of land for the stationing of 11 pitches for residential purposes. To contain 11 static caravans, 11 touring caravans, 11 dayrooms, parking for associated vehicles, hard standing and associated infrastructure. Permitted 11 November 2019

DC/21/1141 - Change of use of the land and retention of 11 No. gypsy mobile residential units and 11No. touring caravans on the site, full drainage and car parking and bin storage and hard and soft landscaping. (Pending / Water Neutrality).

Also subject to an enforcement notice and subsequent appeal ( Ref: EN/16/0092 and APP/Z3825/C/16/3153910 & APP/Z3825/C/16/3153915)

#### Heritage Considerations

As part of appeal DC/17/1185 the Inspector noted that to “the west of West Chilton Lane a grade II listed building, Pear Tree Farmhouse, is the only identified significant contributor to cultural heritage” and in paragraph 102 “The setting of Pear Tree Farm is the surroundings in which the designated heritage asset is experienced. There is no intervisibility or perception of activity between the listed building and Kingfisher Farm due to the separation distance, the intervening physical features and pattern of land use. Accordingly the site is not within the setting of Pear Tree Farm and the development has no effect on the significance of the listed building. That being so requirements of Policy 34 do not apply and there is a neutral effect on the designated heritage asset.”

It is suggested that the heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the properties significance of these properties would directly be affected by the proposed development.

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.

- Consideration should be taken to ensure that appropriate landscaping is agreed as part of any development.

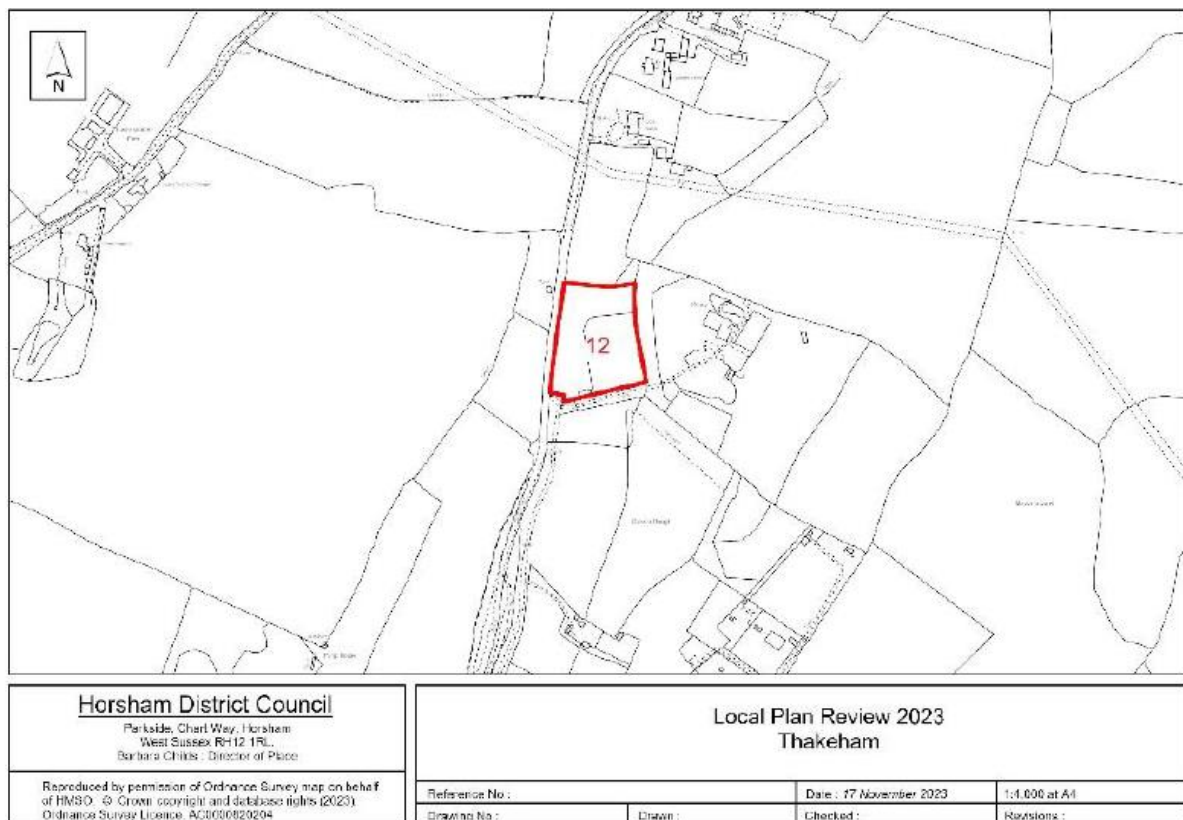
## Cultural Heritage Desk Based Assessment – land east of Coolham Road. 12.

### Introduction

Land to the east of Coolham Road has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 12.

**Figure 12** identifies the site which is located to the east of Coolham Road at Dukes Hill.

**Figure 12 – Land to the east of Coolham Road. 12**



### Planning History

DC/18/1488. Application for gypsy accommodation for 1 pitch with associated stable block refused 4 March 2019. Appeal dismissed 30 May 2023 on water neutrality biodiversity grounds (Appeal Ref: APP/Z3825/W/19/3228245)

### Heritage Assets and Potential Impacts

No heritage concerns were raised as part of the planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.

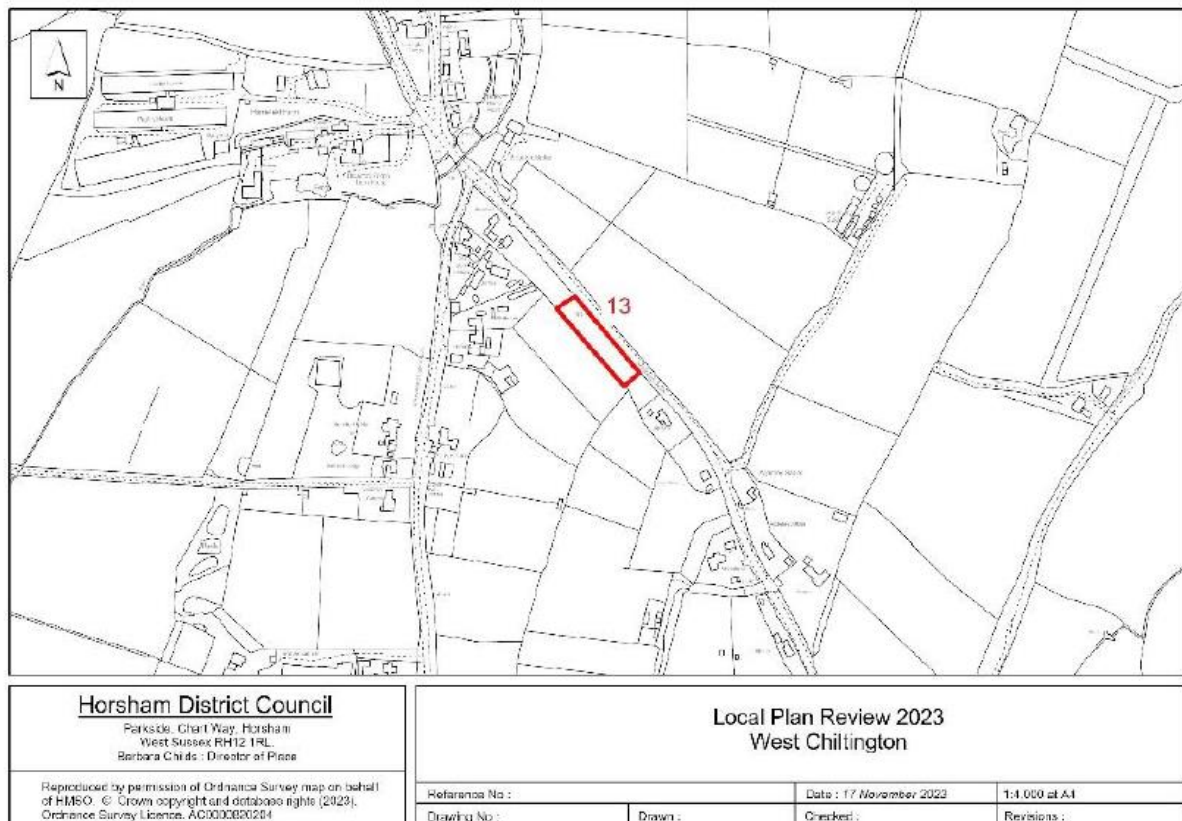
**Cultural Heritage Desk Based Assessment – Land North West of Junipers, Harbolets Road, West Chiltington. 13.**

Introduction

The site is situated on land to the north-west of a residential dwelling ‘Junipers’ and comprises a long narrow site fronting Harbolets Road, West Chiltington. It has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 13.

**Figure 13** identifies the site.

**Figure 13 – Land North West of Junipers, Harbolets Road, West Chiltington. 13**



Planning History

DC/23/1135 - Change of use of land for the stationing of caravans for residential purposes and the erection of dayrooms ancillary to that use (Retrospective – seeking retention of two existing pitches, in addition to two touring caravans and associated day rooms and landscaping works). Refused 8 September 2023 on water neutrality grounds.

(Invalid application - DC/20/1796 Change of use of the land to residential for a Gypsy site. Construction of two static Caravans and two touring caravans. Creation of parking for four vehicles with associated hardstanding and infrastructure.)

Also subject to an enforcement notice and subsequent appeal ( Ref: EN/20/0471 and APP/Z3825/C21/3271264 & APP/Z3825/C/21/3271265).

#### Heritage Assets and Potential Impacts

No heritage concerns were raised as part of the planning decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.

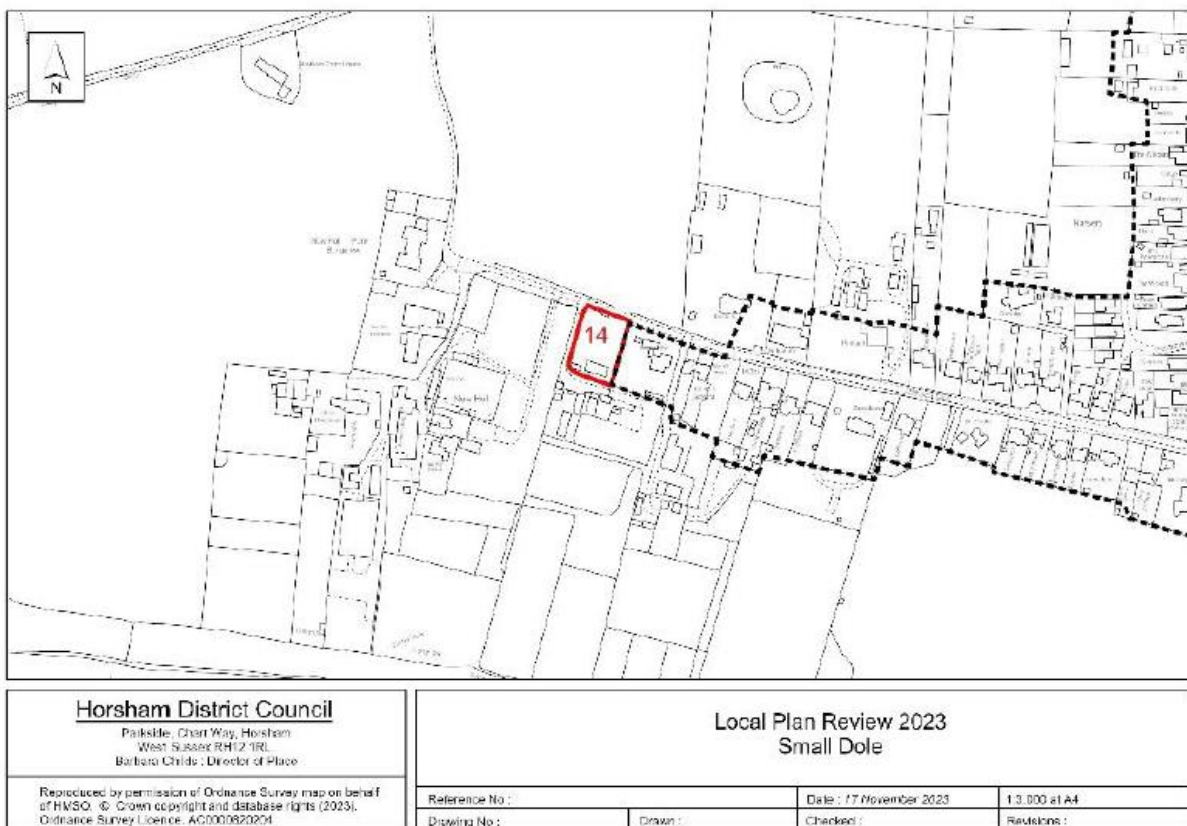
**Cultural Heritage Desk Based Assessment – Downsview Paddock, New Hall Lane, Small Dole. 14.**

**Introduction**

The site is situated on land to the south of New Hall Lane. It has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference 14.

**Figure 14** identifies the site.

**Figure 14 – Downsview Paddock, New Hall Lane, Small Dole.14**



**Planning History**

Enforcement notice ( Ref: EN/20/0610) due to breach of planning control relating to unauthorised change of use from agricultural and equestrian use to the stationing of caravans for residential occupation and associated occupational development of hardstanding. Appeal Dismissed on water neutrality grounds on 10 November 2023( Ref: APP/Z3825/C21/3280649)

DC/19/2034 - 1 x 2 storey dwelling. Refused 31 March 2020. Appeal Dismissed 15 December 2020 (Ref: APP/Z3825/W/20/3253186)  
DC/17/2258 - outline consent for one dwelling. Refused 22 February 2018.

### Heritage Assets and Potential Impacts

No heritage concerns were raised as part of the Inspector's decision. It would therefore be considered heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack historical/functional association with the development site.

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.



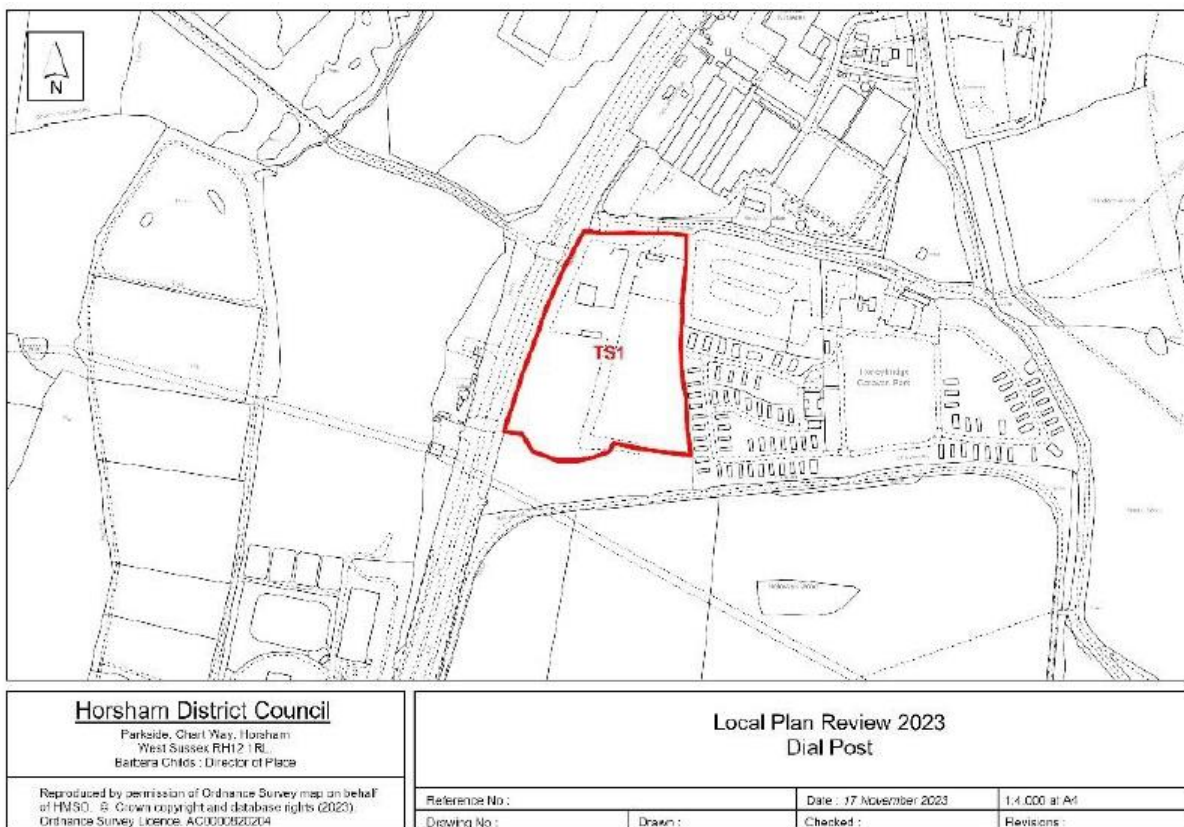
## **Cultural Heritage Desk Based Assessment – Honeybridge Lane, Dial Post. TS1.**

### Introduction

The site is situated on land to the south of Hooneybridge Lane, with the A24 to the west. It has been put forward as a Gypsy site as part of the Horsham District Local Plan process. The site is referred to as site reference TS1.

**Figure 15** identifies the site.

**Figure 15 – Honeybridge Lane, Dial Post. TS1**



### Planning History

DC/22/1008 - variation of condition to allow amendments to DC/17/0387. Refused 14 June 2023.

DC/17/0387 - change of use from agriculture to use for 4 x travelling showpeoples plots.

Appeal, due to non-determination of the application, Allowed 19 October 2018 (Ref: APP/Z3825/W/17/3191727).

## Heritage Assets and Potential Impacts

*As part of the 2017 appeal the Insepctor noted “At the site visit I also considered the relationship of the appeal proposal with Platts Green Cottage, a listed building. However, I am satisfied that this property is far enough away from the appeal site, and that there is significant landscaping and other development between the two, to ensure that the setting of the listed building would not be affected by the proposal. The conservation of this heritage asset would therefore be preserved by the proposal.”*

It is acknowledged that development may have an effect on these heritage assets through unplanned impacts of development such as increased traffic, and changes to their wider environment, but at this stage it is not considered that the significance of these properties would directly be affected by the proposed development.