



# **CULTURAL HERITAGE DESK BASED ASSESSMENT – SITES IDENTIFIED FOR POTENTIAL ALLOCATION FOR HOUSING DEVELOPMENT**

**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 archaeological 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 generations. 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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\* 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.

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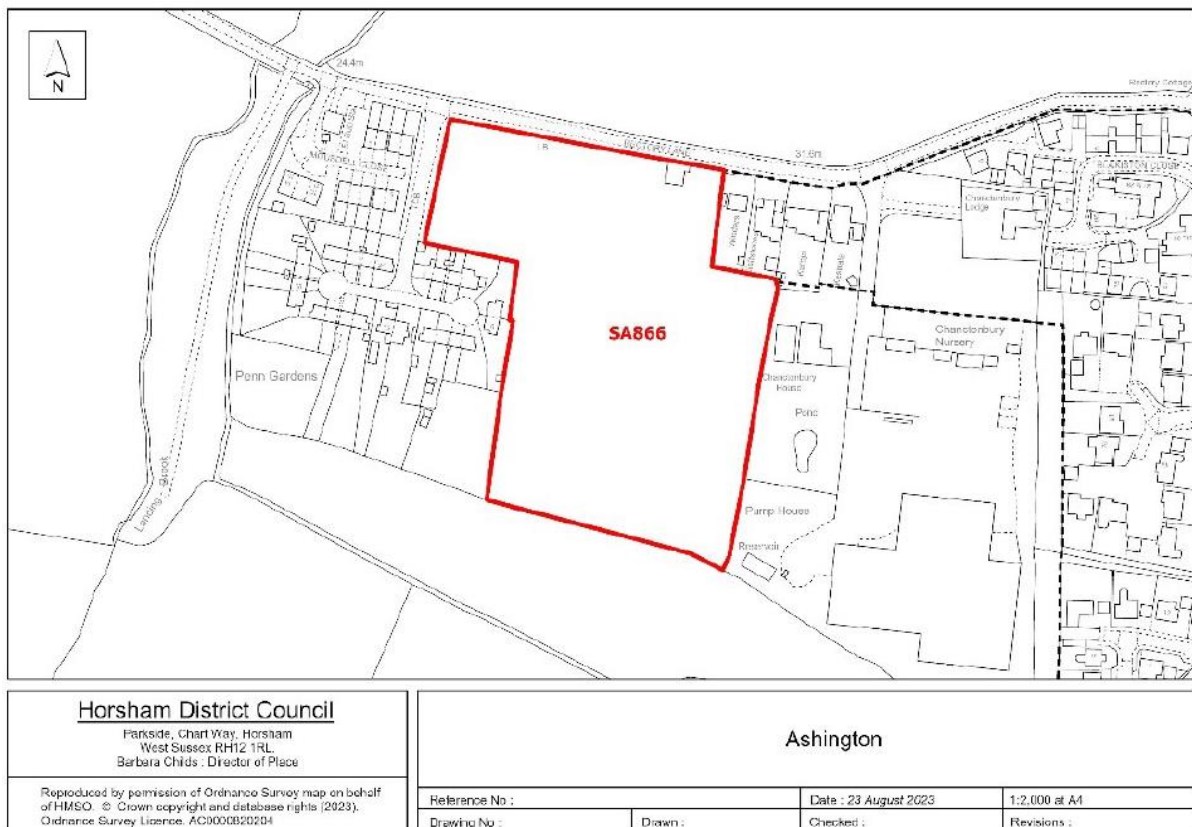
**Cultural Heritage Desk Based Assessment - Land south of Rectory Lane/ Land east of Mousdell Close SA 866**

**Introduction**

Land south of Rectory Lane and east of Mousdell Close has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA866.

**Figure 1** identifies site SA866. The site is located to the south of Rectory Lane, east of Mousdell Close and Penn Gardens and west of Chanctonbury Nurseries.

**Figure 1 – Land south of Rectory Lane and east of Mousdell Close SA866**



**Overview**

**Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with medieval to post medieval planned enclosures. To the south of the site the land is associated with medieval piecemeal enclosures. There are 3 archaeological sites and 2 scheduled ancient monuments within the wider study area;

1 - 0.52 km to the south – Roman building 200yds north west of Spring Copse (NHLE 1005826); The monument includes a Roman building surviving as below-ground archaeological remains. It is situated on gently sloping ground above a stream, north-west of Spring Copse near Ashington. The building dates from the second century AD and is associated with a number of ditches. In 1947, partial excavation identified the north-east corner of the foundations of a substantial flint and mortar building about 0.5m below ground level. Within the walls Roman building material and tiles were recovered. Outside the building a small number of Roman coins were found, including one of Constantine, along with Romano-British greyware pottery sherds, dating to the second century AD, and glass fragments. In 1999, geophysical survey confirmed the location of the building, which extends east across a field boundary above Spring Copse, and identified contemporary field ditches surviving as buried features. The extensive area of the building indicates that it is probably a minor Roman villa.

2 – 0.92 km to the north - Moated site and associated earthworks north west of West Wolves Farm, Ashington (NHLE 1011854); The monument is situated on low-lying ground adjacent to the water meadows of a tributary of the Lancing Brook and includes an oval moated site oriented east-west with two associated pond bays, a causeway running from the island north between the ponds and an adjacent field containing earthwork remains of ridge and furrow cultivation. The island measures 85m east-west by 50m north-south and has an inner bank to the north, east and south which survives to c.10m wide and up to 0.7m above the island's around surface. To the west there is a second inner bank which disappears into an area of disturbance in the south-western corner of the moat. The level of the island has been built up slightly towards the east. The interior of the island also contains a number of other earthworks which represent the remains of buildings. Around the east, south and west of the island is a once waterfilled ditch or moat c.9m wide and up to 1.6m deep. To the north the ditch is much slighter as the western fishpond would have extended up to the edge of the island making a large ditch unnecessary. Beyond the moat to the west is an external bank, 7m wide and 0.5m high; this extends to the south and east where only slight traces can be seen. Of the two pond bays to the north of the moat, the western example measures 150m east-west and 50m north-south, the pond being created by the construction of the causeway, built not only as a dam across the stream but also as a pathway across the surrounding marshy ground. The causeway is 3m high at its highest point, 14m wide at the base with the trackway along the top 5m wide. It survives as an earthwork for a stretch of 105m. Further to the north the track can be traced across cultivated fields as a change in soil colour. The eastern pond bay is 115m south-west to north-east and 25m across and survives as a flat area of marshland adjacent to the stream. To the south-east of the pond and to the east of

the moat is a field which contains the remains of ridge and furrow cultivation, the width of each strip being c.4.5m. The ridges survive to a height of 0.1m and the furrows to the same depth. This is one of a number of surrounding fields which the inhabitants of the moat would have cultivated. The site was known locally as 'the old castle' and was believed to be the predecessor of Warminghurst Castle situated 1.2km to the south-west. Excluded from the scheduling are the fences and fence posts, although the ground beneath them is included.

The course of a Roman road, running from Barcombe Mills to Hardham, is situated approximately 1km south of the site.

The development site as summarised in **Table 5** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 2 scheduled monuments, 21 listed buildings, 9 ANAS (see **Table 6**) and 3 archaeological sites.

**Table 5: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	2
Listed Buildings	0	21
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	3 – 0.89 km to the north, 0.15 km to the east and 0.39 km to the south.
Archaeological Notification Areas	0	9

**Table 6: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Roman Settlement Activity, a Medieval Moated Site, Church Farm Historic Farmstead and the Medieval Hamlet of Ashington	Red (Horsham 038)
2	Mitchbourne Farm Medieval to Post-Medieval Historic Farmstead, Ashington	Amber (Horsham 097)
3	Jinkes Farm 17th Century Historic Farmstead, Ashington	Amber (Horsham 096)
4	The Church of the Holy Sepulchre, Warminghurst	Red (Horsham 040)
5	Moated Site and associated earthworks west of West Wolvesarm, Ashington	Red (Horsham 070)
6	West Wolves Farm 17th Century Historic Farmstead, Ashington	Amber (Horsham 091)
7	Holmbush Farm 17th Century Historic Farmstead, Ashington	Amber (Horsham 092)
8	Bronze Age Settlement, Medieval Farmstead and Post-Medieval Iron Working sites, Ashington	Amber (Horsham 039)
9	Yard to the east of Broadbridge Farm Medieval to Post-Medieval Historic Farmstead, Ashington	Amber (Horsham 093)

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 remain 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 7** 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 7: 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	West Wolves Farmhouse, Billingshurst Road	Grade 2 listed building	1286931	Original portion C17 and a tall small cottage. Two storeys. Two windows. Red brick, tile-hanging and stone rubble. Tiled roof. Casement windows. Massive chimney breast. T-wing added in C18.	High +3	Negligible 0	Not Significant + 3
2	Manor House Buildings	Grade 2 listed building	1027450	Immediately to the east of these farm buildings was a house occupied by William Penn. It was part of the inheritance of his wife Gulielma Springett who lived there from 1676 till her death in 1693. William Penn also occupied the house during that period when not in America. He sold it in 1702 to James Butler who demolished it and erected another on the site, which was in its turn demolished by the Duke of Norfolk in 1806. The large barn and farm buildings which survive probably do not date from Penn's house but from the early C18 mansion of James Butler. Red brick. Tiled roof. Stringcourse. Eaves cornice.	High +3	Negligible 0	Not Significant + 3
3	Garden wall of Warminghurst Farmhouse	Grade 2 listed building	1191768	C18. Red brick and stone.	High +3	Negligible 0	Not Significant + 3
4	The Oast House, Billingshurst Road, Ashington	Grade 2 listed building	1354095	This was part of the farm buildings of Holmbush Farm and has been converted into a residence. Probably C18. Two storeys. Three windows. Red brick. Tiled roof. Casement windows. Modern Georgian doorway. Behind to the north is a circular brick oasthouse with conical roof that is now part of the dwelling.	High +3	Negligible 0	Not Significant + 3
5	Oast House Barn, Bilingshurst Road	Grade 2 listed building	1182097	C18 or earlier. Faced with tarred weatherboarding. Hipped tiled roof. Waggon entrance on south side. Part of the farm buildings of Holmbush Farm originally.	High +3	Negligible 0	Not Significant + 3
6	Oast Cottage, Billingshurst Road	Grade 2 listed building	1182086	C18 L-shaped building, Two storeys. Three windows facing west, one window facing south. Plastered front. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
7	Yew Tree Cottage, Billingshurst Road	Grade 2 listed building	1354094	Probably C17. Two storeys. Three windows. Stuccoed. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
8	Laurel Cottage/Orchard Cottage Rectory Lane	Grade 2 listed building	1191796	C18 or earlier. Two storey. Four windows. Tile-hung. Hipped tiled roof. Casement windows. Chimney breast at each end.	High +3	Negligible 0	Not Significant + 3
9	The Church of the Holy Sepulchre, Park Lane	Grade 1 listed building	1027448	Chancel, nave with bell turret and north and south rooms. C13, with C14 east window, restored by John Denman in 1959. To north and south are rooms added in C16 and C17 respectively. C18 screen and box-pews.	High +3	Negligible 0	Not Significant + 3
10	Church Farmhouse, Church Lane	Grade 2 listed building	1353978	C17 or earlier L-shaped timber-framed building with plaster infilling. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
11	Parish Church of St Peter and St Paul	Grade 2* listed building	1027442	Chancel with south chapel, nave with south aisle and porch. C15, restored by Robert Wheeler of Tunbridge Wells in 1872, when the south aisle was added.	High +3	Negligible 0	Not Significant + 3

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
12	Manor Cottage/Willow Wren, Mill Lane	Grade 2 listed building	1027446	Probably C17. Two storeys. Three windows. Fronted with stucco, the back red brick on ground floor and tile hung above. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
13	Mill House Hotel, Mill Lane	Grade 2 listed building	1027193	C18. Two storeys and attic. Four windows. Two dormers. Stuccoed. Tiled roof. Some sash windows with glazing bars intact, some casement windows. Modern L-wing behind	High +3	Negligible 0	Not Significant +3
14	The Willows, Willow Way	Grade 2 listed building	1027159	C17 or earlier timber-framed building with painted brick infilling. Tiled roof. Casement windows. One storey and attic. Three windows. Two gabled dormer.	High +3	Negligible 0	Not Significant +3
15	Red Lion Hotel and adjoining cottage to the north west	Grade 2 listed building	1354091	C18. Three storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Hipped tiled roof. Casement windows. C19 gabled porch. At right angles behind is a contemporary cottage which is file-hung. Two storeys. Two windows.	High +3	Negligible 0	Not Significant +3
16	The stables for the Red Lion Hotel, Mill Lane	Grade 2 listed building	1284725	C18. Red brick. Half-hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
17	22-26 Church Lane	Grade 2 listed building	1027191	<p>Five cottages, originally two, early C19 with later extensions to the north and west.</p> <p>EXTERIOR: The cottages are arranged in an L-shape. The main (eastern) façade is flint with rubbed red brick quoins, window arches and a stringcourse, and a hipped slate roof. This section originally comprised two two-storey cottages, one double fronted, one single, but is now divided into four (part of No. 23 and Nos. 24, 25 and 26). There are two projecting brick extensions to the rear, next to which parts of the original flint and brick rear wall are visible. Most of the windows are uPVC replacements.</p> <p>The perpendicular range (Nos. 22 and 23) comprises an original part of the double-fronted house and later extensions to the west and the north which lack special interest. Part of the wall facing east (No. 23) is flint with brick quoins and a brick string course, like the double-fronted house. Elsewhere the walls are rendered brick. Again, windows are uPVC and the doors modern.</p> <p>INTERIOR: Inside the perpendicular range is an original stair (in No. 23) and some elements of timber framing (in No. 22) including the stairwell and principal beams in the main downstairs room and on the upper floor. There are no original features in the extended sections of No. 22 or No. 23, in the northern half of each house, and these parts lack special interest. The interior of Nos. 24, 25 and 26 was not inspected.</p> <p>SUBSIDIARY FEATURES: a long, detached, single storey outbuilding to the rear of the terrace in red brick with a hipped tiled roof and timber doors.</p> <p>HISTORY: the first edition OS map of c1875 indicates that the terrace originally comprised just two houses: it shows an L shaped building, with a party wall in the middle. A photograph dating to the turn of the C20 confirms this, showing a large double-fronted house to the north and a smaller cottage to the south, this with a door on its return facing the street. The perpendicular range running back from the larger house is partially visible on this photograph, and appears to have been part of the double-fronted house, as also shown on the OS map. This range has the same flint construction to its eastern front and a hipped slate</p>	High +3	Negligible 0	Not Significant +3

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
				roof but has since been extended to the north, in the second half of the C20.  REASONS FOR DESIGNATION: Nos. 22-26 (consecutive, inclusive) are listed at Grade II for the following principal reasons: * Architectural Interest: two cottages of the early C19, now five, with an attractive eastern front in flint with rubbed red brick dressings * Historic Interest: part of the historic core of Ashington, near the Grade II* C15 parish church			
18	The Willows (Lornies), Worthing Road	Grade 2 listed building	1027160	Two parallel ranges with gable ends. C17 or earlier timber-framed building refaced with Pulborough stone, ironstone rubble and red brick but the timbering still exposed in the south-east gable end. Horsham slate slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
19	West Lands Cottage / West Land Old Farmhouse, Billingshurst Road	Grade 2 listed building	1027484	L-shaped building. West wing timberframed with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows. North wing early C19. Two storeys. Three windows. North wing early C19. Two storeys. Three windows. Red brick and grey headers alternately. Eaves cornice. Hipped slate roof. Glazing bars intact. Round-headed doorway with semi-circular fanlight.	High +3	Negligible 0	Not Significant + 3
20	Mitchborne Malthouse Lane	Grade 2 listed building	1027444	C17 or earlier timber-framed building with infilling of plaster, red brick and stone rubble, all whitewashed, west wall cobbles. Hipped tiled roof with pentice behind. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
21	Warminghurst Farmhouse	Grade 2 listed building	1027449	L-shaped C18 house. Two storeys. Four windows. Red brick. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant + 3

It is suggested that the designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

## 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified in **Table 7** 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 rural setting of the settlement of Ashington should be enhanced as part of the development, with a lower quantum of development/open space on land closer to the southern boundary.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

BROADBRIDGE HEATH/SLINFOLD

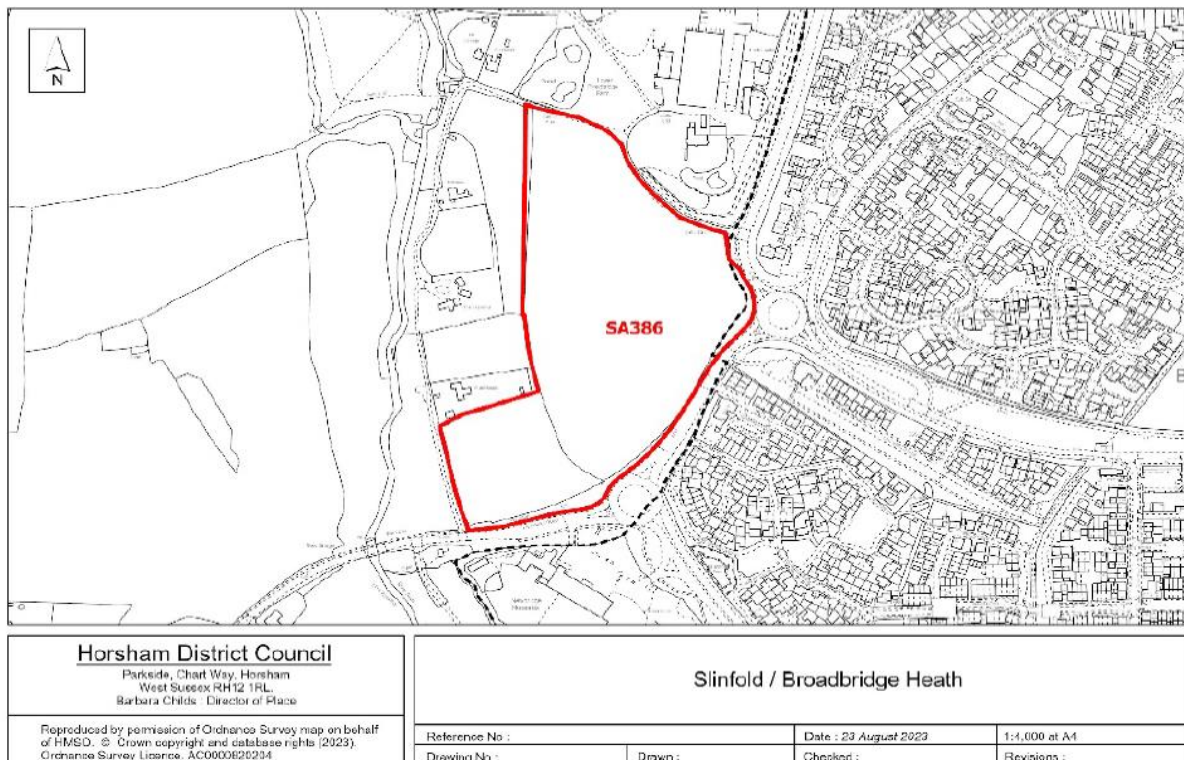
## Cultural Heritage Desk Based Assessment - Land at Lower Broadbridge Farm SA386.

### Introduction

Land at Lower Broadbridge Farm, Broadbridge Heath has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA386.

**Figure 2** identifies the site which is located to the west of the A281, and north of Five Oaks Road (A264) adjoining Broadbridge Heath. A public footpath (SLD/1454/1) runs along the northern boundary of the site.

Figure 2 – Land proposed at Lower Broadbridge Farm SA386



### Topography and Geology

The site is currently greenfield agricultural land.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation Mudstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as a modern field amalgamation with a tank trap on land between Millmead and The Paddocks. Close to the south western boundary of the site is a pillbox. To the west of the site within the wider study area is the site of Westside Barn historic outfarm. In the northwestern corner of the site is an archaeological site within regenerated woodland possibly associated with Slinfold Flour Mill. Archaeological remains were discovered following road improvement works and development at Broadbridge Heath close to the site. The site also adjoins the Wickhurst Green Development red ANA. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 8** has an archaeological site within its boundary. Within the wider study area there are 27 listed buildings, 2 archaeological sites, 0 scheduled monuments and 4 ANA's as shown in **Table 9**.

**Table 8: 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	27 – all Grade 2
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	1	2 – 1 site also within the development site
Archaeological Notification Areas	0	4 (1 Red, 3 Amber)



**Table 9: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Land surrounding Wickhurst Green Development	Red (Horsham 124)
2	Roman Tile Working Site	Amber (Horsham 019)
3	Iron Age Settlement Activity, a 18th Century Historic Farmstead and Post Medieval Farming Practices, Broadbridge Heath and Warnham	Amber (Horsham 122)
4	Historic Core of Broadbridge Heath	Amber (Horsham 123)

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. The site contains an archaeological site and adjoins a Red ANA.

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.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the wider study area there were 27 grade 2 listed buildings.

### Heritage Assets and Potential Impacts

**Table 10** 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.

**Table10: 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	Lower Broadbridge Farmhouse	Grade 2 listed building	1354202	L-shaped C17 house. Two storeys. Four windows. Ground floor coursed stone, above tile-hung. Horsham slab roof. Casement windows. Porch added. Massive brick stepped chimney breast at west end.	High + 3	High + 3	Significant + 6

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
2	Mill House	Grade 2 listed building	1026936	L-shaped C16 timber-framed building with painted brick infilling, south front refaced in painted brick on ground floor and tile-hung above. Horsham slab roof. Casement windows. Two storeys. Three windows. C19 wing on east side.	High + 3	High + 3	Significant + 6
3	Mill Cottage	Grade 2 listed building	1180894	Originally the mill building, converted into a house. C18. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof. Casement windows.	High + 3	High + 3	Significant + 6
4	Swan Ken	Grade 2 listed building	1181220	C16 timber-framed building with plaster and red brick infilling, restored and modernised in 1927. Tile-hung gable with oversailing first floor at south end. Horsham slab roof. Modern windows. Brick and stone chimney breast at south end. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
5	Field Place	Grade 1 listed building	1026916	Built in 2 main sections. Medieval and c1678. On 3 sides of a courtyard are oak-framed buildings clad in stone with stone galleting and mainly Horsham slab roofs. The earliest building is on the east side of the courtyard, is an open hall and is roughly contemporary with the earliest documentary records of the estate (1251). The south wing is mid C14 and the north wing is late C14, 1 to 2 storeys mainly casement windows. Hall has a massive stone C16 external chimneystack with brick stack above. In the courtyard is an early C16 staircase vice and the main doorway and chimney stacks on the north wing are of similar date. The west wing dates from 1678 and now contains the principal rooms. Built of brick in random bond on stone base with ironstone galleting with hipped Horsham slab roof. 2 storeys and attics 7 windows to centre and 2 to back projecting wing. 12 pane sashes to first floor and 27 or 30 pane French windows to ground floor. Wings have round-headed niches to ground floor of inner faces. Central pediment, wooden eaves cornice with modillions and brick stringcourse. Central doorcase with cornice with blank panels and brackets. Interior east wing has 4 crownposts to original open hall, the 2 central ones octagonal, each having 2 head braces and 2 foot braces. Tie beams have lamb tongue stops. Jowled posts. The end crownpost was lifted and truncated and the Hall Chamber occupied by Timothy Shelley and later Percy Bysshe Shelley as a teenager. South wing contains Little Dining Room on ground floor which has late C16 cross beams, Jacobean overmantel with strapwork decoration and marble fireplace with bolection moulding. Upper floor has late C16 door, old floorboards and smoke blackened rafters. North wing has some restored early C17 windows but the roof was renewed in the C18. 1678 wing has staircase hall with oak well staircase with turned balusters and china cupboard, 2 columns with Composite capitals and 2 1752 doorcases with Vitruvian Scroll and broken pediments. Library has mid C18 fireplace with overmantel having floral drops and urn. 3 6-panelled doors with Swansneck pediments and urns, swags and paterae to frieze. Dado rail. Drawing Room has most unusual late C17 marble fireplace with high relief female mask and drapery. Oak Room has bolection- moulded fireplace and panelling. Dining Room has mid C18 fireplace with Greek Key inlaid marble design to frieze and urn and swag panel and Ionic 5/8 columns, dado rail and cornice. Cellars have Horsham slab wine bins and game slabs. First floor bedroom was the birthplace of Percy	High + 3	Negligible 0	Not Significant + 3

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
				Bysshe Shelley. It has panelling, dado rail and marble fireplace with early C19 duck's nest firegrate . Another bedroom has a bolection moulded fireplace and dado rail. Another bedroom has a late C17 cornice. An end bedroom has 1930 painted pine panelling. There are 3 very fine 1930's bathrooms with original fittings, one in imitation tortoiseshell, one in pink marble, one with silver leaf ceiling and a C19 'thunderbox'. Late C17 roof. Percy Bysshe Shelley was born in the house on 4 August 1792 and spent his formative years there.			
6	Hovel to west of barn 100m NW of Field Place	Grade 2 listed building	1354241	Hovel. C17 or C18. Timber framed, clad in weatherboarding on stone plinth. Tiled roof. 6 bays. Included for group value.	High + 3	Negligible 0	Not Significant + 3
7	Hovel attached to SW of barn 100m NW of Field Place	Grade 2 listed building	1261154	C17 or C18. Timber framed, clad in weatherboarding on brick plinth. Tiled roof. Four bays. Included for group value.	High + 3	Negligible 0	Not Significant + 3
8	Barn approximately 100m to NW of Field Place	Grade 2 listed building	1026854	Dated by dendrochronological survey to c.1470-80 and probably erected by John Mitchell who took over Field Place between 1482 and 1485 but crown posts removed and angled queen struts and through purlins inserted in the C18 and C16 addition of 2 bays to south east end. Timber framed barn of 5 bays, 4 bays c1470-80 and end bay which is set at right angles and divided into 2 bays C16. Exterior is weatherboarded on brick and stone plinth. Roof was originally covered in Horsham stone slabs (now on 1930s house nearby) but corrugated asbestos at time of survey. The earlier part of the barn has jowled posts, midrail and a series of passing braces in the wall plate. One visible scarf is the 'edge-halved' type with face pegs and two bridled butts with edge pegs. Original pegged rafters with C18 angled queen struts and through purlins. C20 diagonal struts nailed on to rafters. North west bay has probable C20 floor with concertina bracing. C16 addition is separately framed at right angles to earlier structure and has 2 bays. Framing has midrail, curved braces to wall frame, jowled central post and queen post roof with collar beam. Pegged rafters with C20 inserted ridgepiece. Partial inserted floor.	High + 3	Negligible 0	Not Significant + 3
9	Cart Shed at Field Place	Grade 2 listed building	1261156	Cartshed at Field Place GV II Cartshed. C18 open cartshed altered in mid C19 when the ground floor was filled in. Timber framed, clad in weatherboarding on brick plinth. Half-hipped tiled roof. 2 bays. Angled queen post roof with staggered purlins and ridgepiece. Dragon ties to corners. Wall frame has upright posts with typical cut profile to jowls, mid rail, diagonal braces and a series of carpenters' marks.	High + 3	Negligible 0	Not Significant + 3
10	Hovel in use as stable west of barn to NW of Field Place	Grade 2 listed building	1261155	C17 or C18. Timber framed clad in weatherboarding on stone base with tiled roof. 2 stable doors. 2 bays, 1 with queenpost roof the other with angled queen strut roof.	High + 3	Negligible 0	Not Significant + 3
11	Stables to NW of Field Place	Grade 2 listed building	1026855	Carthouse/Stable in use for cattle at time of survey. C16. Sussex bond brickwork, roof missing at time of survey. 2 storeys with C18 inserted cambered casement and stable door with C20 concrete lintel. 1 opening to each floor of end	High + 3	Negligible 0	Not Significant + 3

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
				elevation. Interior retains in south eastern corner 6 rungs of an original wooden ladder, a very rare survival.			
12	Ye Olde Place	Grade 2 listed building	1354173	C16 timber-framed building with red brick infilling. Tile-hung gable at north end of west front. Tiled roof. Casement windows with diamond-shaped panes. Two modern dormers. Two storeys. Three windows. Modern wing at south end.	High + 3	Negligible 0	Not Significant + 3
13	Cherry Tree	Grade 2 listed building	1027039	C16 timber-framed cottage with modern red brick infilling. One storey and attic. Two windows. Two modern dormers. Tiled roof. Modern bays built out on ground floor and a ground floor addition at south-east end.	High + 3	Negligible 0	Not Significant + 3
14	Old Post Cottages	Grade 2 listed building	1286046	C18. Two storeys. Three windows. Red brick. Hipped tiled roof. Glazing bars intact. Doorway with pilasters and projecting cornice.	High + 3	Negligible 0	Not Significant + 3
15	2 and 3 Billingshurst Road	Grade 2 listed building	1027054	No 1 Old Post Cottages is part of the same L-shaped block but is in Wickhurst Lane. (qv). Early C19. Two storeys. Five windows. Ground floor stuccoed, above faced with weatherboarding. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
16	Retreat Cottages	Grade 2 listed building	1354142	Early C19. Two storeys. Four windows. Red brick. Tiled roof. Glazing bars intact.	High + 3	Negligible 0	Not Significant + 3
17	Broadbridge Peace Cottage	Grade 2 listed building	1027058	Formerly the back wing and oldest portion of Broadbridge Heath Place, Church Road, Broadbridge Heath (qv) but is now a separate house. Probably late C17. Two storeys. Three windows. Red brick. Tiled roof. Casement windows. Doorway with flat hood over.	High + 3	Negligible 0	Not Significant + 3
18	Broadbridge Heath Place	Grade 2 listed building	1027060	Late C18 or early C19. Two storeys. Three windows. Red brick. Tiled roof. Glazing bars intact. Doorway in fluted architrave surround with flat hood over on brackets and door of 6 fielded panels.	High + 3	Negligible 0	Not Significant + 3
19	Corsletts Farmhouse	Grade 2 listed building	1193334	L-shaped C16 timber-framed building with painted brick infilling and curved braces on first floor. Tiled roof. Gable at end of north wing. Casement windows, one of them an original window projecting on brackets. C19 addition of red brick and tile-hanging at south end.	High + 3	Negligible 0	Not Significant + 3
20	Large Granary at Broadbridge Farm	Grade 2 listed building	1392899	C18. Timberframed structure on sandstone base, clad in tarred weatherboarding with half-hipped slate roof. Two storeys: three bays. EXTERIOR: Unusually the first floor is jettied along its length. The north western side has three small window openings and two double hoist doors with pintle hinges. The ground floor has some exposed posts and two plank doors. The north eastern side has unloading doors with pintle hinges to both first floor and attic. the rear elevation has four casement windows and first floor unloading doors. INTERIOR: Wall frame has diagonal tension braces, upright posts with cut profile and angled queen strut roof.	High + 3	Negligible 0	Not Significant + 3
21	Barn at Broadbridge Farm	Grade 2 listed building	1391328	C17 with some C18 alterations. EXTERIOR: Timberframed barn of five bays on a sandstone base. The exterior is clad in weatherboarding with off central double doors and gabled tiled roof. Originally there was a central cart entrance, later filled in. INTERIOR: The interior south western end two bays and end wall have C17 wall framing with curved tension braces. The second bay from the south west on the north west	High + 3	Negligible 0	Not Significant + 3

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
				side has a curved passingbrace and the two north eastern bays on this side also have passingbraces. the north eastern end and two north eastern bays on the south west side have only upright posts. All five bays have jowled posts, midrail and tiebeams with curved tension braces. Angled queenstrut roof of C18 date with clasped purlins, pegged rafters without a ridgepiece and some diagonal braces.  C17 five bay barn with frame of good scantling and some C18 modifications.			
22	Lyons Farmhouse	Grade 2 listed building	1354204	Centre portion probably C17 but now fronted with painted brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Two storeys. Three windows. One bay window in painted brick added at east end. C19 wing added at west end to form a T.	High + 3	Negligible 0	Not Significant + 3
23	Ye Olde House	Grade 2 listed building	1026899	15 timber-framed building with plaster infilling. Two-storeyed gabled projection in centre, of which the south wall is splayed. Tiled roof. Modern casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
24	Ashlands Farmhouse	Grade 2 listed building	1285232	Two parallel ranges. Back range C16 and faced with weatherboarding. Tiled roof. Casement windows. Front range has an early C19 facade to a probably older building. Chimney breast at west end. Front now stuccoed, west side red brick. Slate roof. Sash windows with glazing bars intact. Small rectangular porch. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
25	Theale Farmhouse	Grade 2 listed building	1026939	The front of the main facade of the house is in C18 style but a refacing of an older building. Two storeys. Three windows. Faced with weatherboarding. Tiled roof. Sash windows with glazing bars intact. Small porch with columns.	High + 3	Negligible 0	Not Significant + 3
26	Bridge at Theale	Grade 2 listed building	1240131	Bridge carrying bridle path over River Arun. Probably C18. Built of local coursed Wealden sandstone with brick dressings to the arches. 4 round-headed arches with impost blocks. Upstream side has 2 triangular stone cutwaters (in a damaged condition at time of survey).	High + 3	Negligible 0	Not Significant + 3
27	Barn at north side of yard at Rapkyns Farm	Grade 2 listed building	1026850	Barn, probably early C18 or earlier, with C20 cladding. Timber frame on stone dwarf wall with weatherboard cladding and plain tile roof. 3 bays. North side: central cart entrance with double door. South (yard) side; opposed board winnowing door. Interior: complete frame of large-scantling timbers having cill and wall plates, curved and straight braces from wall posts to mid rail and to tie-beams, intermediate studs (some inserted), queen strut roof trusses, rafters. Attached farm buildings not of special interest.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 10** the following may be more sensitive to potential changes to their significance;

- Lower Broadbridge Farmhouse (NHLE 1354202)
- Mill House (NHLE 1026936)
- Mill Cottage (NHLE 1180894)

It is suggested that the remaining heritage assets within the study area are less sensitive to change from the proposed development due to their location, topography, views or lack of 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.

#### Assessment of identified designated heritage assets

**Lower Broadbridge Farmhouse - Grade 2 listed building** (NHLE 1354202) the significance of the building relates to the historic fabric of the building, and its character as a small historic farmstead. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting.

**Mill House – Grade 2 listed building** (NHLE 1026936) the significance of the building relates to the historic fabric of the building, and its character as part of the wider flour mill operation on the site. The dwelling has a legible historic and functional relationship with Mill Cottage and the surrounding agricultural land which forms part of its setting.

**Mill Cottage - Grade 2 listed building** (NHLE 1180894) the significance of the building relates to the historic fabric of the building, and its character as part of the wider flour mill operation on the site. The dwelling has a legible historic and functional relationship with Mill House and the surrounding agricultural land which forms part of its setting.

#### 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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;

- Lower density of development closer to boundary with Lower Broadbridge Farm, Mill Cottage and Mill House.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the land to the west and the development should be considered.
- Consideration should be given to further the interpretation of the archaeology of the site, including those relating to the WWII.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.



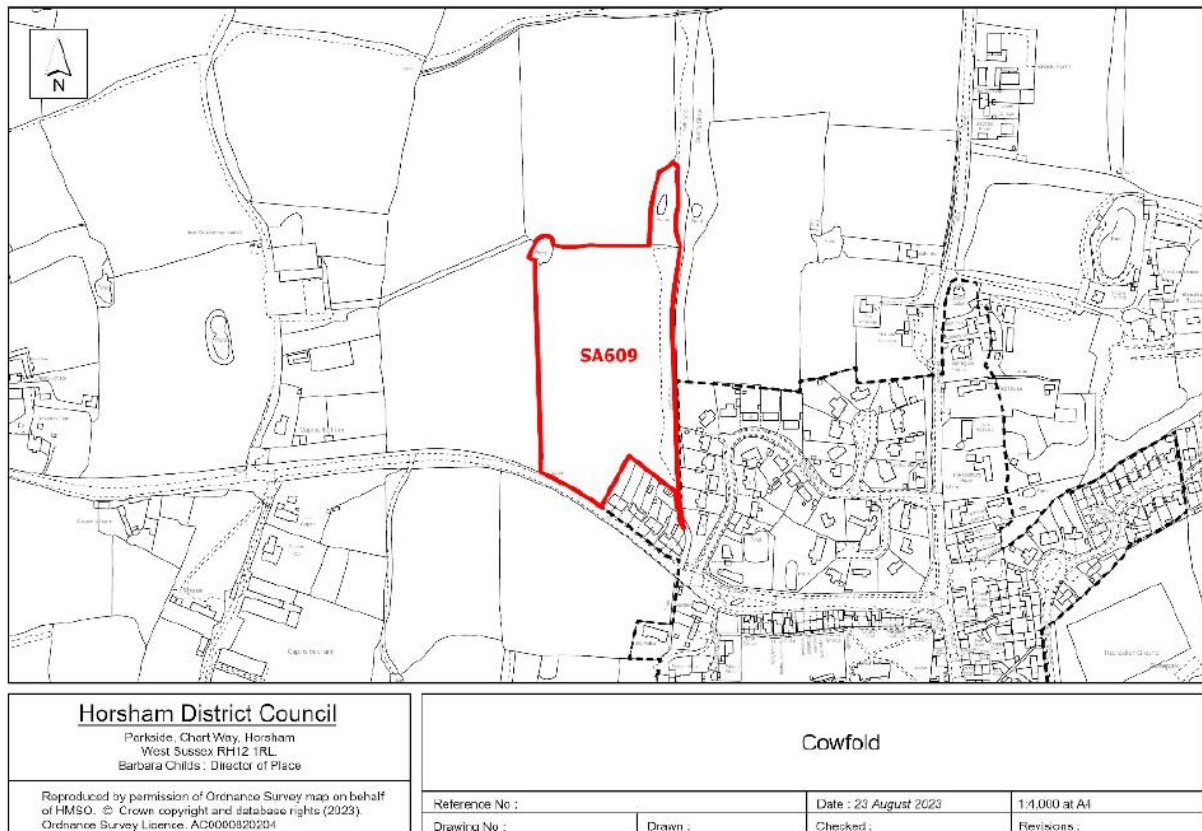
COWFOLD

**Cultural Heritage Desk Based Assessment – Field west of Cowfold, north of A272 SA609**

Land west of Cowfold, and north of the A272 has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA609.

**Figure 3** identifies site SA609. The site is located to the north of the A272, and west of the residential development of Thornden. A public footpath (COW/1744/4) runs along the eastern boundary of the site. Adjoining the south eastern boundary of the site are residential dwellings fronting onto the A272.

**Figure 3 – Land west of Cowfold SA609**



**Topography and Geology**

The land falls away to the north.

The solid geology of the site as shown by the British Geological Survey is Horsham stone member sandstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as a probable co-axial medieval field system. This is also reflected in the surrounding fieldscape excepting the brickfield to the south west of Little Potters. To the east of the site is the residential development of Thornden constructed in the 1950's. Within the wider study area are the historic farmsteads of Potters to the south west, Bakers Hovel, Capons Farm and Brownings Farm to the west. To the south of the site is an amber Archaeological Notification Area (ANA) associated with medieval pottery, whilst to the south east is the red ANA of the historic market village of Cowfold. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 11** does not have an archaeological site within its boundary, however there is an archaeological site within the wider study area (0.05Km to the east) on land within Thornden. Within the wider study area there are 31 listed buildings, the Cowfold Conservation Area and 5 ANA's as shown in **Table 11**.

**Table 11: 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	31 ( 28 Grade 2 listed buildings, 2 Grade 2* Brook Place, Capons Farm and 1 Grade 1 listed building St Peters Church)
Conservation Areas	0	1 – Cowfold Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 (land 0.06 km to the east of development site, occupied by 20, 22, 24, 28, 30, 32, 34 and 36 Thornden)
Archaeological Notification Areas	0	5 (1 Red, 3 Amber)

**Table 12: Archaeological Notification Areas within the study area**

Area	Description	Category
1	Area associated with Medieval Pottery Industry	Amber (Horsham 031)
2	The Historic Market Village of Cowfold	Red (Horsham 032)
3	Cotlands Medieval to Post-Medieval Historic Farmstead, Cowfold	Amber (Horsham 141)
4	Eastlands Medieval Historic Farmstead, Cowfold	Amber (Horsham 142)
5	Avery Farm Medieval to Post-Medieval Historic Farmstead, Cowfold	Amber (Horsham 140)

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. The site is 0.08km to the north west of a Red ANA, and 0.1 km north from an Amber ANA. 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 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 will include 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 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, although it is noted that there are important views to St Hugh's Charterhouse from the wider area.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 28 grade 2 listed buildings, 2 grade 2\* listed buildings (Brook Place and Capons Farm) and 1 grade 1 listed building (St Peters Church). The Cowfold Conservation Area is approximately 0.09 km to the south east of Thornden West.

The Cowfold Conservation Area is located to the centre of Cowfold and is bisected north/south by the A281. The group of buildings that constitute the conservation area are gathered around the junction formed by the A272, which enables east/west movement through the village. The Conservation Area is small in size with a high percentage of listed buildings, with the majority of the Conservation Area also being within an archaeological notification area (ANA).

## Heritage Assets and Potential Impacts

**Table 13** sets out the 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. It may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

**Table 13: 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	Cowfold Conservation Area	Conservation Area			High + 3	Medium +2	Significant + 5
2	West Cotlands	Grade 2 listed building	1074957	Early C19 single storey weather-boarded cottage. Half-hipped clay tile roof; external chimney breast with tall stack at N.E end. Front elevation of two windows and centre doorway; central ledged door and flanking sash windows each four panes wide. Weather-boarded S.W gable with small sash window to attic. Rear elevation weather-boarded to cill level of right hand sash window of four panel width; rear elevation rendered above cill level. N.E gable with small sash window to attic and with weather-boarding in gable above later brick outshut extending S.E as far as external chimney breast (see above). The building is shown on 1840 O.S map. See p.46, J Prizeman, Your house: the outside view, 1975 and 1982.	High + 3	Negligible 0	Not Significant + 3
3	Cotlands	Grade 2 listed building	1193092	Early C19. Two storeys. Two windows. Painted brick. Tiled roof. Two bays on both floors which retain their original and unusual glazing bars of almost Chinese Chippendale pattern.	High + 3	Negligible 0	Not Significant + 3
4	Brook Place	Grade 2* listed building	1027087	Formerly one house, now sub-divided. Fine C16 building of E-shaped plan. Two storeys and attic. Four windows. Timber-framed building with plaster infilling on a red brick base. Some of the ground floor has been rebuilt in brick. The section between the south and centre projections is ashlar. Three gables with bargeboards and pendants, the centre one oversailing on a bresummer. Horsham slab roof. Casement windows. Those in the attic windows in the gables have their original wooden mullions. The south side is faced with sandstone and has a brick chimney stack with crow-stepped gable. The east front is of sandstone and tile-hanging with 3 gables.	High + 3	Negligible 0	Not Significant + 3
5	Brookhill Cottage	Grade 2 listed building	1391329	GV II Former estate lodge, now a private house. Early to mid C19. Tudor Gothic style. MATERIALS: West Hoathly sandstone rubble with ashlar dressings, bedded in lime mortar. Slate roof; brick chimneystacks. PLAN: T-shaped in plan. One storey and attics: two windows to front and one to sides. Each floor has one room to either side of the central stairs, and a room to the rear of the stair. EXTERIOR: Front elevation has a central gabled porch with a four-centred arch and elaborate fretted wooden bargeboards; plank front	High + 3	Negligible 0	Not Significant + 3

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
				door. Gabled dormers with similar bargeboards. Gables of side elevations also have fretted bargeboards. Rear elevation has central gable with casement window, lean-to external lavatory to right and later brick lean-to to left. A modern full-width single-storey conservatory was added to the rear elevation in 2004. Original metal-framed casement windows with rectangular lights. Gabled roof with a central pair of brick chimneystacks on stepped bases. INTERIOR: Simple cottage interior with a central straight flight of stairs. It retains most of its original plank doors and cupboards. SUMMARY OF IMPORTANCE: Of special interest as a little-altered estate lodge on the picturesque mode. It has important group value with Brookhill House (qv).			
6	Brookhill House	Grade 2 listed building	1286328	Tudor Gothic house of about 1830. Two storeys. The main portion has 6 windows. Ashlar. Modillion eaves cornice. Slate roof. Gable end flanked by finials with another at apex. Sash windows with dripstones over and glazing bars intact. Projecting portion of 3 windows at north end with gable over having similar finials. To north is a service wing of 3 windows and lower elevation.	High + 3	Negligible 0	Not Significant + 3
7	Barrington House	Grade 2 listed building	1354157	L-shaped C18 house. Two storeys. Two windows. Red brick. Dentilled eaves cornice. Half-hipped slate roof. Glazing bars intact. Doorway with flat hood on brackets, rectangular fanlight and door of 6 fielded panels. South wall faced with tarred weather-boarding.	High + 3	Negligible 0	Not Significant + 3
8	The Red House	Grade 2 listed building	1027086	L-shaped early C19 house. Two storeys. Three windows. Red brick and grey headers alternately. Eaves cornice. Slate roof. Glazing bars intact. Modern brick porch containing doorway with rectangular fanlight.	High + 3	Negligible 0	Not Significant + 3
9	Furzefield	Grade 2 listed building	1193065	C18. Two storeys. Five windows. Painted brick. Parapet. Tiled roof. Glazing bars intact. Doorway with low rectangular fanlight. At the south end an extra storey with gable has been added in the C19. Buttress at north end.	High + 3	Negligible 0	Not Significant + 3
10	Trelawny House	Grade 2 listed building	1354156	Incorrectly marked on OS map as Jersey House. C18, added to and altered. Stucco scored as ashlar, right bay with rendered ground floor and weatherboard above. Plain tile roof. 2 storeys, 2 + 1 bays. Original 2 bays have central door of 6 flush panels (top 2 glazed) in architrave having pilasters with plain capitals, frieze and cornice; masked by C20 trellised lean-to porch (not of special interest). 16-pane sashes in flush wood architraves, those to ground floor unhorned, those to 1st floor without glazing bars to lower sashes. End stacks, forward of ridge, of red brick with blue headers at angles. Added right-hand bay has horned 16-pane sash to ground floor; C20 tripartite window above.	High + 3	Negligible 0	Not Significant + 3
11	White Lined House	Grade 2 listed building	1027079	C18. Two storeys. Two windows and one blocked window-space. Red brick. Dentilled eaves cornice. Half-hipped tiled roof. Glazing bars intact. Doorway with flat hood on brackets.	High + 3	Negligible 0	Not Significant + 3
12	Viscount House	Grade 2 listed building	1027080	Late C18. Two storeys. Three windows. Painted brick. Eaves cornice. Tiled roof. Three-light bay window on ground floor on either side of doorway with later tiled canopies. Venetian shutters to first floor windows. Glazing bars removed from lower halves of windows. Doorway with fluted pilasters, projecting cornice and door of 6 fielded panels.	High + 3	Negligible 0	Not Significant + 3

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
13	Allfreys	Grade 2 listed building	1354152	Early C19 front to a probably older building. Two storeys and attic. Five windows. Stuccoed. Tudor Gothic house. Two gables with pendants and ball finials at angles and apex. Castellated parapet between. Horsham slab roof. Two bays of 3 windows each on both floors, the windows barring pointed heads. Pierced parapets over with quatrefoils in the parapet. Glazing bars intact. Central porch with 5 pointed arches and figure of a lion over. The window above the porch has a dripstone over. Chimney breast on east wall.	High + 3	Negligible 0	Not Significant + 3
14	Eastlands Farm	Grade 2 listed building	1381153	House later converted into a barn. Circa 1374 four bay open hall house with two bay hall, converted into a barn c1585, extended by one bay to the west in later C17 and with C18 leanto added to east. Timberframed, clad in weatherboarding but south east side now covered in corrugated iron. Steeply pitched roof with gablet (formerly smoke hole) to east and half-hip to west. Central cart entrance with double doors. Top of wall plate above north cart doors retains triangular mullion holes to original hall window. Frame visible to north with midrail and arched braces. C18 leanto to east also timberframed, covered in corrugated iron with C20 brick east wall. INTERIOR: Jowled upright posts, midrail and most curved tension braces survive. Eastern bay has triangular mullioned window surviving to north and holes to south. East end has passing braces and ground floor triangular mullion holes. Further mullion holes in western bay of hall house. Roof has three crownposts of square section, the central one to open hall having four headbraces to collar beam, the others having two head braces to collar beam and easternmost crownpost retains one of original pair of downbraces. Original rafters to three easternmost bay with two rafters remaining to westernmost bay. Many are soot-stained. C17 western bay has angled queen struts and through purlins. Open truss to former open hall has arch braces rising to the tie, a moulded fillet between the braces on the underside of the tie and a moulded 'pilaster' down the front. Original floors to end bays of hall house no longer present. East end has 6 C19 grain bins inserted with reused late C18 6-panelled doors. West end has C20 floor inserted.	High + 3	Negligible 0	Not Significant + 3
15	Bulls House	Grade 2 listed building	1027083	House, later subdivided but now again in one ownership. The eastern part is of date circa 1600, divided into two cottages in the C18. The western part was built in the 1960s and is not of special interest. MATERIALS: The eastern part is timber framed with red brick infilling but the south end is of brick and the north end elevation is rendered with tile-hanging above. Tile roof, half-hipped to the south and gabled to the north with an end brick chimneystack to the north and catslide roof to the rear. Two storeys: six irregularly-spaced windows. PLAN: Originally a two bay end chimneystack house with a heated room on each floor, later adapted into two cottages. EXTERIOR: The east or entrance front has exposed box framing with midrail and brick infill of various periods, including C17 two inch bricks, C18 or early C19 stretcher bond brickwork and some C20 patching. Six first floor windows, comprising two early C20 casements with glazing bars to the upper part only and four 1960s bottom opening casements. The ground floor has two early C20 casements and a 1960s window and two C20 plank door, the left hand one adapted into a window. The north side is of brickwork and the south side is rendered on the ground floor and hung with C20 tiles above with a first floor 1960s casement and plain doorcase below. The west or rear elevation has	High + 3	Negligible 0	Not Significant + 3



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
				some brickwork visible in the corner, but the south end wall of the catslide has been removed to form a loggia and the remainder of this front is concealed by a large 1960s two storey western range, the link block including main entrance weatherboarded to the ground floor and weatherboarded above with roof sloping to the east with casement windows. The 1960s extension is not of special interest. INTERIOR: The ground floor of the original east wing has a northern room with an open fireplace with wooden bressumer, spice hole and a wooden gun rack. A plank door to the east probably led originally to a staircase. there is an axial beam and exposed floor joists. The upper floor retains much exposed wall frame with midrail, internal partition, jowled posts and a queenpost roof. There were further plank doors on the upper floor. HISTORY: A circa 1600 house adapted into two cottages in the C18. Both Bulls House and Bulls Bridge House are shown on the 1891 Ordnance Survey map. In 1959 a building called Bulls Bridge Cottages was listed grade II. In the 1960s this building which was two cottages, nos 1 and 2 Bulls Bridge Cottages, came into one ownership, a large modern extension was built on to the west side of the cottages and the name changed to Bulls House. STATEMENT OF IMPORTANCE: A timber framed house of circa 1600 with the timber frame surviving substantially intact, and for this survival of pre-1700 fabric, the house has special architectural interest. The original plan form of a two bay end chimneystack house is readable, with open fireplace to the ground floor and heated chamber above, and the position of the plank door to the east of the fireplace indicates the position of the original staircase. Much of the frame is visible internally with further joinery details including C17 plank doors and a gunrack. The later subdivision into two cottages is shown externally by the survival of two doors on the east side. The 1960s extension is not of special interest.			
16	Wood Grange	Grade 2 listed building	1193000	C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.	High + 3	Negligible 0	Not Significant + 3
17	Steyne House	Grade 2 listed building	1354154	Early C19. Two storeys. Two windows. Stuccoed. Slate roof. Glazing bars intact. Porch with Doric columns.	High + 3	Negligible 0	Not Significant + 3
18	Church Farm House	Grade 2 listed building	1286329	L-shaped building. C18 or earlier, restored. Two storeys. Three windows. Ground floor red brick, above tile-hung, west gable end faced with roughcast. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
19	The Cowfold Stores/The Willows	Grade 2 listed building	1027082	L-shaped late C17 or early C18 block, refaced with cement. Two storeys. Originally 6 windows. Long and short quoins. Modillion eaves cornice. Hipped roof of Horsham slabs. Projecting bay at south end replaces the 2 original south windows. Modern shop front on ground floor.	High + 3	Negligible 0	Not Significant + 3
20	St Peters Cottage Restaurant	Grade 2 listed building	1354153	C15 timber-framed building with plaster infilling, flint floor of north and south fronts close-studded. The other sides have been refaced with red brick and grey headers. Tile-hung gable with moulded bargeboards and attic window facing the churchyard. Casement windows with diamond-shaped panes. Horsham slab roof. Brick chimney breast at east end. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3

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
21	Cowfold Antiques, St Peters Shop, The Old Houses, Ye Old Shop	Grade 2 listed building	1027081	C16 timber-framed range with some timbering and plaster infilling exposed at south end of the street frontage and at the back facing the churchyard, but mostly refaced with stucco and some fishscale tiles. Horsham slab roof. horizontally-sliding sash windows. Small mid C19 shop front in centre. Modern shop front at north end. Two storeys. Five windows. At the back at the north west end is a C17 addition of brick on ground floor and cement above with gable over. Behind the centre portion is a small C19 gabled addition of red brick and cement.	High + 3	Negligible 0	Not Significant + 3
22	Parish Church of St Peter	Grade 1 listed building	1354161	Chancel, south chapel, nave with south aisle, west tower and north and south porches. Chancel C13, nave and tower C15, south aisle early C16. Large brass to Thomas Nelond, Prior of Southover, Lewes, 1433. Good wholly medieval church.	High + 3	Negligible 0	Not Significant + 3
23	Sussex House	Grade 2 listed building	1193219	C18. Two storeys. Two windows. Plastered front. Tiled roof. Casement windows. Doorway with pediment-shaped hood. Included for group value.	High + 3	Negligible 0	Not Significant + 3
24	1-6 Margaret's Cottage	Grade 2 listed building	1027093	Six almshouses. Late C17 building, restored in 1929. Red brick and grey headers. Stringcourse. Tiled roof. Casement windows, some with diamond-shaped panes. Two storeys and attic. Six windows. Four dormers.	High + 3	Negligible 0	Not Significant + 3
25	5, 6, and 7 (Laneswood Cottage), Church Terrace	Grade 2 listed building	1354122	Formerly 3 cottages. Early C19. Two storeys and attic. Three windows. Large gabled dormer of 2 windows. Stuccoed. No 5 tiled roof, No 6 slate roof. Glazing bars intact.	High + 3	Negligible 0	Not Significant + 3
26	The Post Masters House	Grade 2 listed building	1193241	Formerly 2 cottages. C17 timber-framed building. Two storeys. Three windows. The east section has red brick infilling on ground floor and is faced with weather-boarding above. The west section is of higher elevation and wholly red brick, either a later addition or refaced. Tiled roof. Casement windows. Doorway with pediment-shaped hood.	High + 3	Negligible 0	Not Significant + 3
27	Massetts	Grade 2 listed building	1027094	C18. Two storeys. Two windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with pediment-shaped hood.	High + 3	Negligible 0	Not Significant + 3
28	Church Lodge	Grade 2 listed building	1193244	C18 or earlier. Two storeys. Two windows. Ground floor stuccoed, above faced with weather-boarding. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
29	Potters Cottage	Grade 2 listed building	1286286	C18. Two storeys. Two windows. Ground floor painted brick, above faced with weather-boarding. Tiled roof. Horizontally-sliding sash windows.	High + 3	Negligible 0	Not Significant + 3
30	Capons Farmhouse	Grade 2* listed building	1027095	Restored but very good example of a medieval house with plaster and some red brick infilling and curved braces on first floor. The north-east section may be as early as circa 1300. The west wing, of which the first floor is jettied, is C15. The south-east wing was probably a C16 addition, perhaps brought from elsewhere, but has been refaced with red brick in the early C19 and has a dentilled cornice and gable at each end. Also sash windows with vertical divisions intact. The remainder of the building has casement windows. Horsham slab roof. Pointed doorway with studded door.	High + 3	Negligible 0	Not Significant + 3

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
31	Capons Farm Barn	Grade 2 listed building	1027051	Probably C14 timber-framed building now faced with weatherboarding. Hipped tiled roof, with arched braces inside.	High + 3	Negligible 0	Not Significant + 3
32	Trenchmore	Grade 2 listed building	1027077	Formerly 2 cottages. C17 or earlier restored timber-framed building, mostly with red brick infilling but some plaster in north wall. Tiled roof. Casement windows. Two storeys. Six windows.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 13** the following may be more sensitive to potential changes to their significance;

- Cowfold Conservation Area

It is suggested that the remaining designated heritage assets identified 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.

#### Assessment of identified designated heritage assets

The **Cowfold Conservation Area** was first designated in November 1976. There appears to be little documentary evidence of the settlement of Cowfold prior to the thirteenth century. It is likely that before this the land was used as woodland pasture. The conservation area centres on the church of St Peter with its thirteenth century chancel and nave, and fifteenth century tower. The properties to the north and east of the church face inwards towards the church and the church yard. The A281 forms an important route north/south and the A272 has become a key routeway east/west through the village when it was constructed in 1824/5. The Cowfold Conservation Area is a small conservation area characterised by traditionally scaled buildings constructed in local materials creating a sense of place. The conservation area is experienced as a small rural settlement within the open countryside. Due to the

number of farms shown on the historic maps, it would be reasonable to suggest that there would have been a strong functional link between the conservation area and the surrounding agricultural land.

### 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as subsequently being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the heritage assets identified as being potentially subject to change 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 retention of a strong planted boundary to the A272 and along the western and northern boundary of the site.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the surrounding fields and the development should be considered, with higher density development towards the centre of the site.
- Care should be given to ensure a simple entrance to the site to retain a rural character.
- Any application should preserve the rural setting of the conservation area, which also informs the significance of the setting of the nearby listed buildings.
- The interaction between the conservation area and the proposed development should be considered with “green routes” to encourage integration with the village centre.
- Any scheme should consider the impact of increased traffic through the conservation area.

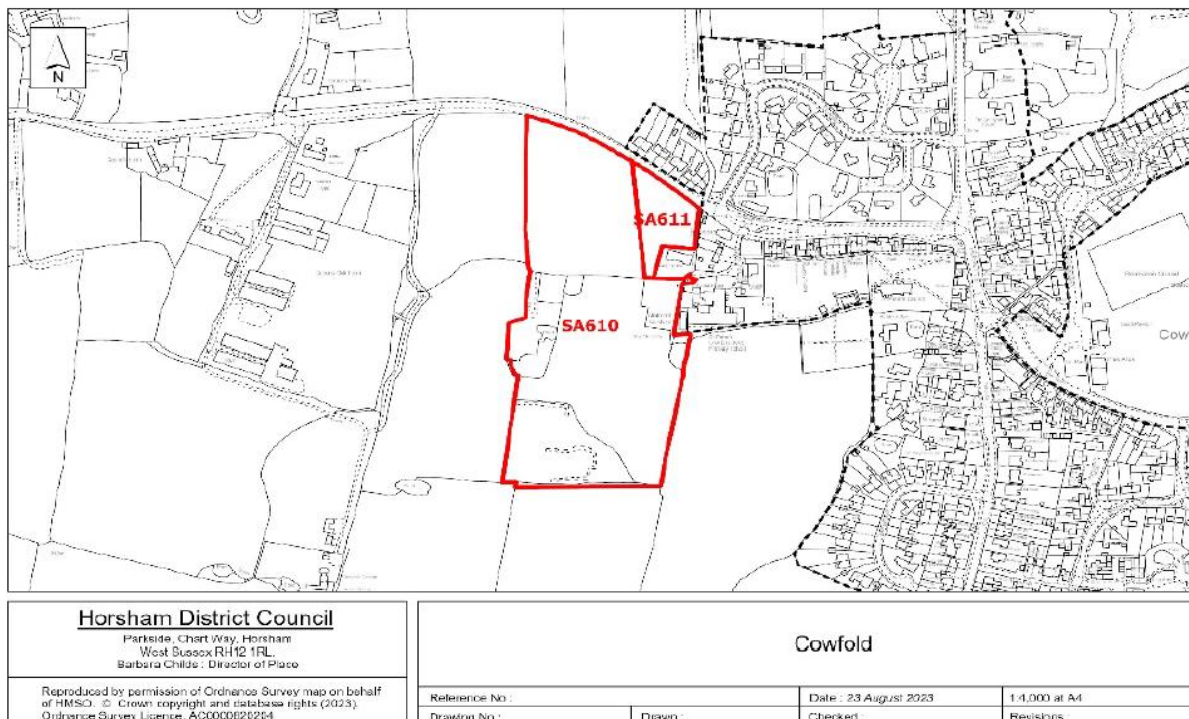
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.

**Cultural Heritage Desk Based Assessment – Fields west of Cowfold, south of A272, SA610 and SA611**

Land west of Cowfold, and south of the A272 has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The sites are referred to in the SHELAA document as SA610 and SA611.

**Figure 4** identifies site SA610 and SA611. The site is located to the west of Cowfold, and adjoins the Cowfold Conservation Area to the east. The A272 is situated to the north of the site. Hedgerows form the boundaries of the site with planting separating the northern and southern sections of the site. Within the southern part of the site is an area of woodland. A public footpath runs along the eastern and southern boundary of the development site (COW/1759\_1/3). To the east of the site is St Peters School, with the site adjoining Little Potters, the properties within Potters Green (including Potters Cottage, 3 Potters Green which is a grade 2 listed building) and the allotment gardens. The site is 0.3km to the south west of archaeological site ARCEO3975. The site is within an amber ANA, an area associated with the Medieval Pottery Industry and adjoins to the east the red ANA that encompasses the historic market village of Cowfold.

**Figure 4 – Field west of Cowfold and south of A272 SA610 and SA611**



## Topography and Geology

The land rises to the north of the site.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone on the southern part of the site and Horsham stone member sandstone in the northern part of the site.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as a probable co-axial medieval field system, with the remains of the historic farmstead of Potters. The site is within an Amber Archaeological Notification Area (ANA) associated with medieval pottery, whilst immediately to the east is the Red ANA of the historic market village of Cowfold. Within the wider study area are the historic farmsteads of Bakers Hovel, Capons Farm and Brownings Farm. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site SA610 and SA611 as summarised in **Table 14** is within an ANA. There are no listed buildings, or archaeological sites within its boundaries. However within the wider study area there are 31 listed buildings, the Cowfold Conservation Area, 1 archaeological site and 6 ANA's as shown in **Table 15**.

**Table 14: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	31 ( 28 Grade 2 listed buildings, 2 Grade 2* listed buildings - Brook Place, Capons Farmhouse and 1 Grade 1 listed building St Peters Church)
Conservation Areas	0	1 – Cowfold Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 (land 0.03km to the east of development site, occupied by 20, 22, 24, 28, 30, 32, 34 and 36 Thornden)
Archaeological Notification Areas	1 (Amber)	5 (1 Red, 3 Amber)

**Table 15: Archaeological Notification Areas within the study area**

Area	Description	Category
1	Area associated with Medieval Pottery Industry (within development site)	Amber (Horsham 031)
2	The Historic Market Village of Cowfold	Red (Horsham 032)
3	Cotlands Medieval to Post-Medieval Historic Farmstead, Cowfold	Amber (Horsham 141)
4	Eastlands Medieval Historic Farmstead, Cowfold	Amber (Horsham 142)
5	Avery Farm Medieval to Post-Medieval Historic Farmstead, Cowfold	Amber (Horsham 140)

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 both sites.
- SA610 and SA611 is within an Amber ANA and adjoins a Red ANA and therefore is a sensitive area for archaeology. Further detailed consideration and surveys would therefore be required to inform the location and density of development.
- For both sites the results of archaeological field assessment should be used to inform 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 will include 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 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, although it is noted that there are important views to St Hugh's Charterhouse from the wider area.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 28 grade 2 listed buildings, 2 grade 2\* listed buildings (Brook Place and Capons Farm) and 1 grade 1 listed building (St Peters Church). The Cowfold Conservation Area adjoins the boundary of the development site.

The Cowfold Conservation Area is located to the centre of Cowfold and is bisected north/south by the A281. The group of buildings that constitute the conservation area are gathered around the junction formed by the A272, which enables east/west movement through the village. The Conservation Area is small in size with a high percentage of listed buildings, with the majority of the Conservation Area also being within an archaeological notification area (ANA).

### Heritage Assets and Potential Impacts

**Table 16** sets out the 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. It may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

**Table 16: 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	Cowfold Conservation Area	Conservation Area			High + 3	Medium +2	Significant + 5
2	West Cotlands	Grade 2 listed building	1074957	Early C19 single storey weather-boarded cottage. Half-hipped clay tile roof; external chimney breast with tall stack at N.E end. Front elevation of two windows and centre doorway; central ledged door and flanking sash windows each four panes wide. Weather-boarded S.W gable with small sash window to attic. Rear elevation weather-boarded to cill level of right hand sash window of four panel width; rear elevation rendered above cill level. N.E gable with small sash	High + 3	Negligible 0	Not Significant + 3

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
				window to attic and with weather-boarding in gable above later brick outshut extending S.E as far as external chimney breast (see above). The building is shown on 1840 O.S map. See p.46, J Prizeman, Your house: the outside view, 1975 and 1982.			
3	Cotlands	Grade 2 listed building	1193092	Early C19. Two storeys. Two windows. Painted brick. Tiled roof. Two bays on both floors which retain their original and unusual glazing bars of almost Chinese Chippendale pattern.	High + 3	Negligible 0	Not Significant + 3
4	Brook Place	Grade 2* listed building	1027087	Formerly one house, now sub-divided. Fine C16 building of E-shaped plan. Two storeys and attic. Four windows. Timber-framed building with plaster infilling on a red brick base. Some of the ground floor has been rebuilt in brick. The section between the south and centre projections is ashlar. Three gables with bargeboards and pendants, the centre one oversailing on a bresummer. Horsham slab roof. Casement windows. Those in the attic windows in the gables have their original wooden mullions. The south side is faced with sandstone and has a brick chimney stack with crow-stepped gable. The east front is of sandstone and tile-hanging with 3 gables.	High + 3	Negligible 0	Not Significant + 3
5	Brookhill Cottage	Grade 2 listed building	1391329	GV II Former estate lodge, now a private house. Early to mid C19. Tudor Gothic style. MATERIALS: West Hoathly sandstone rubble with ashlar dressings, bedded in lime mortar. Slate roof; brick chimneystacks. PLAN: T-shaped in plan. One storey and attics: two windows to front and one to sides. Each floor has one room to either side of the central stairs, and a room to the rear of the stair. EXTERIOR: Front elevation has a central gabled porch with a four-centred arch and elaborate fretted wooden bargeboards; plank front door. Gabled dormers with similar bargeboards. Gables of side elevations also have fretted bargeboards. Rear elevation has central gable with casement window, lean-to external lavatory to right and later brick lean-to to left. A modern full-width single-storey conservatory was added to the rear elevation in 2004. Original metal-framed casement windows with rectangular lights. Gabled roof with a central pair of brick chimneystacks on stepped bases. INTERIOR: Simple cottage interior with a central straight flight of stairs. It retains most of its original plank doors and cupboards. SUMMARY OF IMPORTANCE: Of special interest as a little-altered estate lodge on the picturesque mode. It has important group value with Brookhill House (qv).	High + 3	Negligible 0	Not Significant + 3
6	Brookhill House	Grade 2 listed building	1286328	Tudor Gothic house of about 1830. Two storeys. The main portion has 6 windows. Ashlar. Modillion eaves cornice. Slate roof. Gable end flanked by finials with another at apex. Sash windows with dripstones over and glazing bars intact. Projecting portion of 3 windows at north end with gable over having similar finials. To north is a service wing of 3 windows and lower elevation.	High + 3	Negligible 0	Not Significant + 3
7	Barrington House	Grade 2 listed building	1354157	L-shaped C18 house. Two storeys. Two windows. Red brick. Dentilled eaves cornice. Half-hipped slate roof. Glazing bars intact. Doorway with flat hood on brackets, rectangular fanlight and door of 6 fielded panels. South wall faced with tarred weather-boarding.	High + 3	Negligible 0	Not Significant + 3
8	The Red House	Grade 2 listed building	1027086	L-shaped early C19 house. Two storeys. Three windows. Red brick and grey headers alternately. Eaves cornice. Slate roof. Glazing bars intact. Modern brick porch containing doorway with rectangular fanlight.	High + 3	Negligible 0	Not Significant + 3

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
9	Furzefield	Grade 2 listed building	1193065	C18. Two storeys. Five windows. Painted brick. Parapet. Tiled roof. Glazing bars intact. Doorway with low rectangular fanlight. At the south end an extra storey with gable has been added in the C19. Buttress at north end.	High + 3	Negligible 0	Not Significant + 3
10	Trelawny House	Grade 2 listed building	1354156	Incorrectly marked on OS map as Jersey House. C18, added to and altered. Stucco scored as ashlar, right bay with rendered ground floor and weatherboard above. Plain tile roof. 2 storeys, 2 + 1 bays. Original 2 bays have central door of 6 flush panels (top 2 glazed) in architrave having pilasters with plain capitals, frieze and cornice; masked by C20 trellised lean-to porch (not of special interest). 16-pane sashes in flush wood architraves, those to ground floor unhorned, those to 1st floor without glazing bars to lower sashes. End stacks, forward of ridge, of red brick with blue headers at angles. Added right-hand bay has horned 16-pane sash to ground floor; C20 tripartite window above.	High + 3	Negligible 0	Not Significant + 3
11	White Lined House	Grade 2 listed building	1027079	C18. Two storeys. Two windows and one blocked window-space. Red brick. Dentilled eaves cornice. Half-hipped tiled roof. Glazing bars intact. Doorway with flat hood on brackets.	High + 3	Negligible 0	Not Significant + 3
12	Viscount House	Grade 2 listed building	1027080	Late C18. Two storeys. Three windows. Painted brick. Eaves cornice. Tiled roof. Three-light bay window on ground floor on either side of doorway with later tiled canopies. Venetian shutters to first floor windows. Glazing bars removed from lower halves of windows. Doorway with fluted pilasters, projecting cornice and door of 6 fielded panels.	High + 3	Negligible 0	Not Significant + 3
13	Allfreys	Grade 2 listed building	1354152	Early C19 front to a probably older building. Two storeys and attic. Five windows. Stuccoed. Tudor Gothic house. Two gables with pendants and ball finials at angles and apex. Castellated parapet between. Horsham slab roof. Two bays of 3 windows each on both floors, the windows barring pointed heads. Pierced parapets over with quatrefoils in the parapet. Glazing bars intact. Central porch with 5 pointed arches and figure of a lion over. The window above the porch has a dripstone over. Chimney breast on east wall.	High + 3	Negligible 0	Not Significant + 3
14	Eastlands Farm	Grade 2 listed building	1381153	House later converted into a barn. Circa 1374 four bay open hall house with two bay hall, converted into a barn c1585, extended by one bay to the west in later C17 and with C18 leanto added to east. Timberframed, clad in weatherboarding but south east side now covered in corrugated iron. Steeply pitched roof with gablet (formerly smoke hole) to east and half-hip to west. Central cart entrance with double doors. Top of wall plate above north cart doors retains triangular mullion holes to original hall window. Frame visible to north with midrail and arched braces. C18 leanto to east also timberframed, covered in corrugated iron with C20 brick east wall. INTERIOR: Jowled upright posts, midrail and most curved tension braces survive. Eastern bay has triangular mullioned window surviving to north and holes to south. East end has passing braces and ground floor triangular mullion holes. Further mullion holes in western bay of hall house. Roof has three crownposts of square section, the central one to open hall having four headbraces to collar beam, the others having two head braces to collar beam and easternmost crownpost retains one of original pair of downbraces. Original rafters to three easternmost bay with two rafters remaining to westernmost bay. Many are soot-stained. C17 western bay has angled queen struts and through purlins. Open truss to former open hall has arch braces rising to the tie, a moulded fillet between the	High + 3	Negligible 0	Not Significant + 3

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
				braces on the underside of the tie and a moulded 'pilaster' down the front. Original floors to end bays of hall house no longer present. East end has 6 C19 grain bins inserted with reused late C18 6-panelled doors. West end has C20 floor inserted.			
15	Bulls House	Grade 2 listed building	1027083	<p>House, later subdivided but now again in one ownership. The eastern part is of date circa 1600, divided into two cottages in the C18. The western part was built in the 1960s and is not of special interest. MATERIALS: The eastern part is timber framed with red brick infilling but the south end is of brick and the north end elevation is rendered with tile-hanging above. Tile roof, half-hipped to the south and gabled to the north with an end brick chimneystack to the north and catslide roof to the rear. Two storeys: six irregularly-spaced windows. PLAN: Originally a two bay end chimneystack house with a heated room on each floor, later adapted into two cottages. EXTERIOR: The east or entrance front has exposed box framing with midrail and brick infill of various periods, including C17 two inch bricks, C18 or early C19 stretcher bond brickwork and some C20 patching. Six first floor windows, comprising two early C20 casements with glazing bars to the upper part only and four 1960s bottom opening casements. The ground floor has two early C20 casements and a 1960s window and two C20 plank doors, the left hand one adapted into a window. The north side is of brickwork and the south side is rendered on the ground floor and hung with C20 tiles above with a first floor 1960s casement and plain doorcase below. The west or rear elevation has some brickwork visible in the corner, but the south end wall of the catslide has been removed to form a loggia and the remainder of this front is concealed by a large 1960s two storey western range, the link block including main entrance weatherboarded to the ground floor and weatherboarded above with roof sloping to the east with casement windows. The 1960s extension is not of special interest. INTERIOR: The ground floor of the original east wing has a northern room with an open fireplace with wooden bressumer, spice hole and a wooden gun rack. A plank door to the east probably led originally to a staircase. there is an axial beam and exposed floor joists. The upper floor retains much exposed wall frame with midrail, internal partition, jowled posts and a queenpost roof. There were further plank doors on the upper floor. HISTORY: A circa 1600 house adapted into two cottages in the C18. Both Bulls House and Bulls Bridge House are shown on the 1891 Ordnance Survey map. In 1959 a building called Bulls Bridge Cottages was listed grade II. In the 1960s this building which was two cottages, nos 1 and 2 Bulls Bridge Cottages, came into one ownership, a large modern extension was built on to the west side of the cottages and the name changed to Bulls House. STATEMENT OF IMPORTANCE: A timber framed house of circa 1600 with the timber frame surviving substantially intact, and for this survival of pre-1700 fabric, the house has special architectural interest. The original plan form of a two bay end chimneystack house is readable, with open fireplace to the ground floor and heated chamber above, and the position of the plank door to the east of the fireplace indicates the position of the original staircase. Much of the frame is visible internally with further joinery details including C17 plank doors and a gunrack. The later subdivision into two cottages is shown externally by the survival of</p>	High + 3	Negligible 0	Not Significant + 3

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
				two doors on the east side. The 1960s extension is not of special interest.			
16	Wood Grange	Grade 2 listed building	1193000	C18. Two storeys. Originally 5 windows. Stuccoed. Tiled roof. The 2 outer window-bays have been replaced in C19 by large 3-light bays. Glazing bars otherwise intact. Porch with Doric columns surmounted by ball caps. Doorway with thin rectangular fanlight.	High + 3	Negligible 0	Not Significant + 3
17	Steyne House	Grade 2 listed building	1354154	Early C19. Two storeys. Two windows. Stuccoed. Slate roof. Glazing bars intact. Porch with Doric columns.	High + 3	Negligible 0	Not Significant + 3
18	Church Farm House	Grade 2 listed building	1286329	L-shaped building. C18 or earlier, restored. Two storeys. Three windows. Ground floor red brick, above tile-hung, west gable end faced with roughcast. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
19	The Cowfold Stores/The Willows	Grade 2 listed building	1027082	L-shaped late C17 or early C18 block, refaced with cement. Two storeys. Originally 6 windows. Long and short quoins. Modillion eaves cornice. Hipped roof of Horsham slabs. Projecting bay at south end replaces the 2 original south windows. Modern shop front on ground floor.	High + 3	Negligible 0	Not Significant + 3
20	St Peters Cottage Restaurant	Grade 2 listed building	1354153	C15 timber-framed building with plaster infilling, flint floor of north and south fronts close-studded. The other sides have been refaced with red brick and grey headers. Tile-hung gable with moulded bargeboards and attic window facing the churchyard. Casement windows with diamond-shaped panes. Horsham slab roof. Brick chimney breast at east end. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3
21	Cowfold Antiques, St Peters Shop, The Old Houses, Ye Old Shop	Grade 2 listed building	1027081	C16 timber-framed range with some timbering and plaster infilling exposed at south end of the street frontage and at the back facing the churchyard, but mostly refaced with stucco and some fishscale tiles. Horsham slab roof. horizontally-sliding sash windows. Small mid C19 shop front in centre. Modern shop front at north end. Two storeys. Five windows. At the back at the north west end is a C17 addition of brick on ground floor and cement above with gable over. Behind the centre portion is a small C19 gabled addition of red brick and cement.	High + 3	Negligible 0	Not Significant + 3
22	Parish Church of St Peter	Grade 1 listed building	1354161	Chancel, south chapel, nave with south aisle, west tower and north and south porches. Chancel C13, nave and tower C15, south aisle early C16. Large brass to Thomas Nelond, Prior of Southover, Lewes, 1433. Good wholly medieval church.	High + 3	Low +1	Potentially Significant + 4
23	Sussex House	Grade 2 listed building	1193219	C18. Two storeys. Two windows. Plastered front. Tiled roof. Casement windows. Doorway with pediment-shaped hood. Included for group value.	High + 3	Negligible 0	Not Significant + 3
24	1-6 Margaret's Cottage	Grade 2 listed building	1027093	Six almshouses. Late C17 building, restored in 1929. Red brick and grey headers. Stringcourse. Tiled roof. Casement windows, some with diamond-shaped panes. Two storeys and attic. Six windows. Four dormers.	High + 3	Negligible 0	Not Significant + 3
25	5, 6, and 7 (Laneswood Cottage), Church Terrace	Grade 2 listed building	1354122	Formerly 3 cottages. Early C19. Two storeys and attic. Three windows. Large gabled dormer of 2 windows. Stuccoed. No 5 tiled roof, No 6 slate roof. Glazing bars intact.	High + 3	Negligible 0	Not Significant + 3

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
26	The Post Masters House	Grade 2 listed building	1193241	Formerly 2 cottages. C17 timber-framed building. Two storeys. Three windows. The east section has red brick infilling on ground floor and is faced with weather-boarding above. The west section is of higher elevation and wholly red brick, either a later addition or refaced. Tiled roof. Casement windows. Doorway with pediment-shaped hood.	High + 3	Negligible 0	Not Significant + 3
27	Massetts	Grade 2 listed building	1027094	C18. Two storeys. Two windows. Red brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with pediment-shaped hood.	High + 3	Negligible 0	Not Significant + 3
28	Church Lodge	Grade 2 listed building	1193244	C18 or earlier. Two storeys. Two windows. Ground floor stuccoed, above faced with weather-boarding. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
29	Potters Cottage	Grade 2 listed building	1286286	C18. Two storeys. Two windows. Ground floor painted brick, above faced with weather-boarding. Tiled roof. Horizontally-sliding sash windows.	High + 3	Medium +2	High + 5
30	Capons Farmhouse	Grade 2* listed building	1027095	Restored but very good example of a medieval house with plaster and some red brick infilling and curved braces on first floor. The north-east section may be as early as circa 1300. The west wing, of which the first floor is jettied, is C15. The south-east wing was probably a C16 addition, perhaps brought from elsewhere, but has been refaced with red brick in the early C19 and has a dentilled cornice and gable at each end. Also sash windows with vertical divisions intact. The remainder of the building has casement windows. Horsham slab roof. Pointed doorway with studded door.	High + 3	Negligible 0	Not Significant + 3
31	Capons Farm Barn	Grade 2 listed building	1027051	Probably C14 timber-framed building now faced with weather-boarding. Hipped tiled roof, with arched braces inside.	High + 3	Negligible 0	Not Significant + 3
32	Trenchmore	Grade 2 listed building	1027077	Formerly 2 cottages. C17 or earlier restored timber-framed building, mostly with red brick infilling but some plaster in north wall. Tiled roof. Casement windows. Two storeys. Six windows.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 16** the following may be more sensitive to potential changes to their significance;

- Cowfold Conservation Area
- Potters Cottage – NHLE 1286286
- Parish Church of St Peters – NHLE 1354161

It is suggested that the remaining designated heritage assets identified 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.

#### Assessment of identified designated heritage assets

The **Cowfold Conservation Area** was first designated in November 1976. There appears to be little documentary evidence of the settlement of Cowfold prior to the thirteenth century. It is likely that before this the land was used as woodland pasture. The conservation area centres on the church of St Peter with its thirteenth century chancel and nave, and fifteenth century tower. The properties to the north and east of the church face inwards towards the church and the church yard. The A281 forms an important route north/south and the A272 has become a key routeway east/west through the village when it was constructed in 1824/5. The Cowfold Conservation Area is a small conservation area characterised by traditionally scaled buildings constructed in local materials creating a sense of place. The conservation area is experienced as a small rural settlement within the open countryside. Due to the number of farms shown on the historic maps, it would be reasonable to suggest that there would have been a strong functional link between the conservation area and the surrounding agricultural land.

**Potters Cottage – Grade 2 listed building** (NHLE 1286286) is located on the southern side of the A272 to the north west of St Peters Church. The original building was constructed in the eighteenth century with horizontal sliding sash windows. The building draws its significance from the architectural and historic interest of the buildings fabric. It may be that the building did not have a functional relationship with the land shown as Potters, but it would be suggested that overtime the perception of the heritage asset as a rural dwelling is understood by its setting with the open fields behind.

**St Peters Church – Grade 1 listed building** (NHLE 1354161) is located on the western side of the A281, set back from the road with a lynch gate to the front. The graveyard surrounds the site, and buildings front onto the graveyard on the northern and eastern boundary. A further graveyard is positioned to the south west of the church. The building draws its significance from the architectural and historic interest as a good example of a medieval church.



## Heritage Considerations

As the site is within an Amber ANA and adjoins a Red ANA the area is considered to be sensitive for Archaeology. 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change and the conservation area as a minimum the following issues should be considered as part of any detailed site assessment to mitigate the harm to the assets significance;

- The retention of a strong planted boundary to the A272 and along the western boundary of the site.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the surrounding fields and the development should be considered, with higher density development towards the centre of the site.
- Care should be given to ensure a simple entrance to the site to retain a rural character.
- Any application should preserve the rural setting of the conservation area, which also informs the significance of the setting of the nearby listed buildings.
- The interaction between the conservation area and the proposed development should be considered with "green routes" to encourage intergration with the village centre.
- Any scheme should consider the impact of increased traffic through the conservation area.
- The rural setting of Potters Cottage should be preserved as part of any development as this contributes to an understanding of the building and its significance.

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- Opportunities should be taken to provide an understanding of the site through interpretation boards and education if archaeological remains are uncovered.

HENFIELD

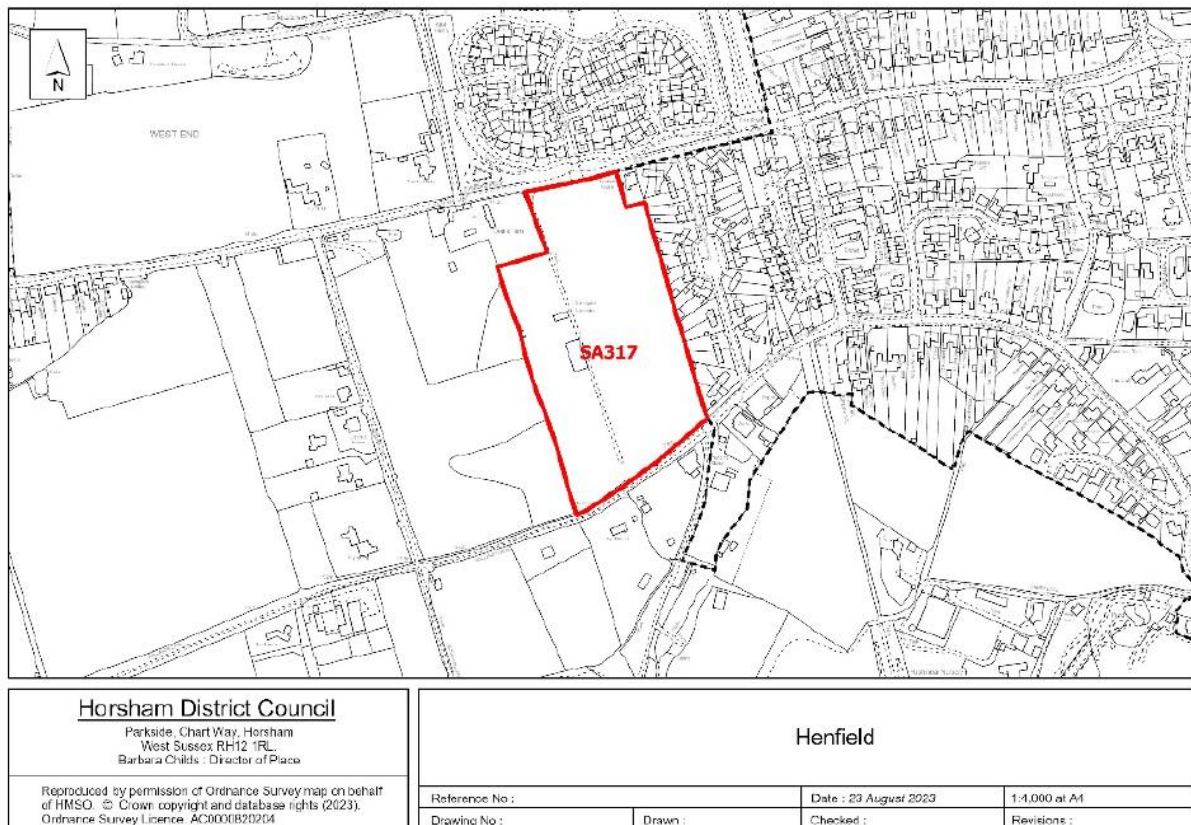
## **Cultural Heritage Desk Based Assessment - Land at Sandgate Nurseries SA 317**

### **Introduction**

Land at Sandgate Nurseries has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA317.

**Figure 5** identifies site SA317. The site is located on the southern side of West End Lane, to the west of the residential development of Hollands Road. To the east of the site is Camelia Cottage (formally known as Dears Farm), a grade 2 listed building.

**Figure 5 – Land at Sandgate Nurseries, SA317**



### **Overview**

#### **Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the proposed site as being associated with post war horticulture. To the west is the historic farmstead of Dears Farm and the site of Lawyers Barn historic outfarm. There are 3 archaeological sites with the wider study area.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 17** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 63 listed buildings, the Henfield Conservation Area, 7 ANAS (see **Table 18**) and 3 archaeological sites.

**Table 17: 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	63
Conservation Areas	0	1 Henfield Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	3 – 0.82 km to the south east, 0.69 km and 0.72 km to the east
Archaeological Notification Areas	0	7

**Table 18: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Medieval Burbage Plots	Red (Horsham 057)
2	Henfield Historic Core	Red (Horsham 056)
3	Medieval and post-medieval hamlet of Nep Town	Red (Horsham 153)
4	Buckwish Farm Medieval Historic Farmstead	Amber (Horsham 161)
5	Rye Farm Medieval Historic Farmstead	Amber (Horsham 162)
6	Lancasters Medieval to Post Medieval Farmstead	Amber (Horsham 155)
7	Blundens Farm and Lashmars Medieval to Post Medieval Historic Farmstead	Amber (Horsham 154)

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. There is also an archaeological site with the 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.

Within the proposed development site there were no listed buildings. Within the wider study area are 63 listed buildings, 61 Grade 2 listed buildings and 2 Grade 2\* listed buildings (Rus House, and the Parish Church of St Peter).

### Heritage Assets and Potential Impacts

**Table 19** 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 19: 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	Camilla Cottage (Dears Farmhouse)	Grade 2 listed building	1353991	C16 timber-framed house with plaster infilling, ground floor rebuilt in red brick. Tiled roof. Casement windows. Two storeys. Three windows.	High + 3	High +3	Significant + 6
2	Buckwish Farmhouse	Grade 2 listed building	1353965	Medieval timber-framed building with plaster and red brick infilling, ground floor rebuilt in brick. Steeply-pitched hipped tiled roof, originally with outlets in the gables. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
3	Rye Farmhouse	Grade 2 listed building	1286466	C17 or earlier timber-framed building with plaster infilling at the sides and back but refronted with red brick on ground floor and tile-hung above. Hipped tiled roof. Casement windows. One blocked original window behind with wooden mullions. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
4	Dunstalls	Grade 2 listed building	1193133	C17 or earlier timber-framed cottage with plaster infilling, ground floor rebuilt in red brick. Tiled roof. Casement windows. Brick chimney breast on west wall. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
5	Springlands Cottage	Grade 2 listed building	1027394	L-shaped C17 or earlier timber-framed building with plaster and some modern red brick infilling, ground floor rebuilt in brick. Tiled roof. Casement windows. Stone chimney breast at north end of north wing. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3

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
6	Blackhorse Farm Cottage	Grade 2 listed building	1193154	C17 or earlier timber-framed building with red brick and plaster infilling. Gable to east wing with the remains or ornamental timbering. Tiled roof. Casement windows Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
7	Canons	Grade 2 listed building	1027418	C17 or earlier timber-framed building with the timbering still exposed in the east wall but otherwise refaced with stucco. Steeply-pitched hipped tiled roof. Casement windows. One storey and attic. Two windows: Three gabled dormers.	High +3	Negligible 0	Not Significant +3
8	Honeysuckle Cottages	Grade 2 listed building	1192239	Originally three storeys. C17 or earlier timber-framed building with plaster infilling, the centre portion refaced in red brick. Tiled roof. Casement windows. The north end is a C19 addition in brick. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
9	Cedar View	Grade 2 listed building	1027385	Built as the parish Workhouse in 1736 and used as such until 1837. Two storeys. Six windows. Red brick and grey headers alternately. Horsham slab roof. Casement windows.	High +3	Negligible 0	Not Significant +3
10	Rosemount	Grade 2 listed building	1027381	C18. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Tiled roof. Casement windows. Trellised wooden porch.	High +3	Negligible 0	Not Significant +3
11	Wisteria Cottage	Grade 2 listed building	1027382	C17 or earlier timber-framed cottage, modernised. Two storeys. Two windows facing north, two windows facing east. Painted brick infilling. Hipped Horsham slab roof. Modern casement windows.	High +3	Negligible 0	Not Significant +3
12	Old Mill House	Grade 2 listed building	1027383	Restored C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in red brick. Horsham slab roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
13	Cutlers Croft	Grade 2 listed building	1027384	Nos 1 and 2 are a C17 or earlier timber-framed building with painted brick infilling. Casement or horizontally sliding sash windows No 3 early C19. Painted brick. Glazing bars intact. Tiled roof to whole. One storey and attic. Five windows. Two hipped dormers.	High +3	Negligible 0	Not Significant +3
14	Pendrells	Grade 2 listed building	1192872	L-shaped C17 or earlier timber-framed building with red brick and plaster infilling, west front refaced with weather-boarding and tiles. Tiled roof. Casement windows. Two storeys. Two windows facing north and south, two windows facing west and three windows facing east.	High +3	Negligible 0	Not Significant +3
15	Rofley Cottage, Tudor Cottage	Grade 2 listed building	1353987	C17 or earlier timber-framed building with the timbering and plaster infilling exposed in east wall but refaced with red brick. Hipped tiled roof. Casement windows. Two storeys. Three windows	High +3	Negligible 0	Not Significant +3
16	Patchings	Grade 2 listed building	1192865	L-shaped C17 or earlier timber-framed building with the timbering and painted brick or herring-bone brick nogging exposed in the east and west walls but south front refaced with red brick and grey headers and partly tile-hung. Half-hipped gable. Horsham slab roof. Casement windows. Blocked original window in east wall. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3



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
17	Seven Chimneys	Grade 2 listed building	1353996	Early C19. Two storeys. Four windows. Painted brick. Dentilled eaves cornice. Tiled roof. Glazing bars intact. Venetian shutters.	High +3	Negligible 0	Not Significant +3
18	Potwell	Grade 2* listed building	1027397	C17 or earlier. Double L-shaped timber-framed building with plaster and red brick infilling. Gable end to each wing. Horsham slab roof. Casement windows. Crow-stepped chimney breast on each wall of north wing. Behind this a projection has been added in C18 at right angles to north wing. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
19	Red Oaks Lodge	Grade 2 listed building	1027398	Early C19. Two storeys. Three windows. Faced with flints with dressings, quoins and horizontal courses of red brick. Tiled roof. Gables with scalloped bargeboards to north and east. Gabled porch. Casement windows.	High +3	Negligible 0	Not Significant +3
20	Red Oaks	Grade 2 listed building	1353997	This house takes its name from the American red oaks in the grounds. 1830 circa. It was probably built by the Rev Charles Dunlop, at first Curate and later Vicar of Henfield, who occupied it from 1838-51. Two storeys. Three windows facing east, three windows facing south. Eaves bracket cornice. South front has two gables containing attic windows. Slate roof. Glazing bars intact. Venetian shutters. Veranda to east front. Porch and one bay on ground floor of south front.	High +3	Negligible 0	Not Significant +3
21	Fairfax Cottages	Grade 2 listed building	1027408	C18 or earlier. Two storeys. Five windows. Red brick and grey headers. Hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
22	Batts	Grade 2 listed building	1353975	Front and main portion early C19. At the back is a s timber-framed wing, refaced with red brick. Two storeys. Three windows. Red brick. Hipped tiled roof. Glazing bars missing. Two later bays on ground floor with porch between.	High +3	Negligible 0	Not Significant +3
23	Oak Cottage, Walders Cottage	Grade 2 listed building	1027404	C17 or earlier, refaced with red brick on ground floor and tile hanging above. Steeply-pitched hipped tiled roof. Casement windows with diamond-shaped panes.	High +3	Negligible 0	Not Significant +3
24	Henfield Place	Grade 2 listed building	1286638	Large double L-shaped house of various periods. Some of it is said to be C14 but the outside dates mainly from the C18. Two storeys and attic on east side. Six windows facing north, three windows facing west, two windows one dormer facing east. Faced with stucco. Eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact. Projection in centre of centre of north front supported on columns which form a porch. From 1889 to 1891 the house was rented for the first Seminary of the Roman Catholic Dicoese of Southwark, and the Principal was the Rev Francis Bourne, later Cardinal Bourne.	High +3	Negligible 0	Not Significant +3

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
25	The Vicarage	Grade 2 listed building	1027403	1850 circa. Two storeys. Two windows facing east, two windows facing south. Faced with cement. Hipped slate roof. Glazing bars intact. Porch of solid type. Recessed service wing of two windows to west.	High +3	Negligible 0	Not Significant + 3
26	Apple Tree Cottage	Grade 2 listed building	1027402	C16 timber-framed building with plaster infilling, ground floor rebuilt in red brick and grey headers. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
27	Old Tudor Cottage	Grade 2 listed building	1027401	C17 or earlier timber-framed building with red brick and some plaster infilling. Tiled roof. Casement windows, some with diamond-shaped panes. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
28	Parish Church of St Peter	Grade 2* listed building	1027400	Chancel with north and south chapels, north and south transepts, nave with north and south aisles and west tower. Chancel arch 1200 circa. Tower and Parham chapel C15. The nave aisles, transepts and chancel rebuilt in 1870.	High +3	Negligible 0	Not Significant + 3
29	Duffies, Hacketts	Grade 2 listed building	1027399	C17 or earlier. Two storeys. Six windows. Ground floor painted brick, above tile-hung, once painted. Half-hipped tiled roof. Casement windows. Duffies has a doorway with flat hood on brackets.	High +3	Negligible 0	Not Significant + 3
30	Parsonage House	Grade 2 listed building	1027405	Originally the residence of the Prebendaries of Henfield who were Rectors of the parish. C16 or earlier building, refronted in C18. Two storeys and attic. Three windows and two hipped dormers facing south, four windows and one gable facing west. Red brick and grey headers, the gable tiling. Some of the brick-work arranged in diaper pattern is said to date from the early C16. Roof originally Horsham slabs, partly replaced with tiles. Modern casement windows and porch. Chimney breast on east wall.	High +3	Negligible 0	Not Significant + 3
31	1-4 Church Terrace	Grade 2 listed building	1027406	Small early C19 terrace. Two storeys. Six windows. Stuccoed. Slate roof. Glazing bars intact. No 4 has trellised porch.	High +3	Negligible 0	Not Significant + 3
32	The Cat House	Grade 2 listed building	1192392	Probably C16 timber-framed refaced with brick, now painted, on ground floor and with weatherboarding above, painted in imitation of timbering with figures of a cat holding a bird under the eaves. Hipped thatched roof. Horizontally-sliding sash windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
33	Church Cottage, St Peters Cottage	Grade 2 listed building	1353998	C17 or earlier timber-framed building with the timbering and plaster infilling exposed on north wall but refronted with red brick and grey headers on ground floor and tile-hung above. Small gable in centre. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
34	The Reeve House	Grade 2 listed building	1286608	C17 or earlier timber-framed building with red brick and stone infilling. Hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3

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
35	East Martyns, Lodge Cottage, Martyn Lodge	Grade 2 listed building	1286633	One house, converted into three. Early C18, refaced in early C19. Three storeys. Five windows. Front stuccoed, sides painted brick. Modillion eaves cornice. String-course. Windows in moulded architrave surrounds. Glazing bars missing. Porch with Doric columns containing doorway with rectangular fanlight and door of six moulded panels. Two recessed window-bays added to east at later date. This house was occupied by Canon Nathaniel Woodward, founder of Lancing College, who died here in 1891.	High +3	Negligible 0	Not Significant +3
36	Traddles	Grade 2 listed building	1286429	C18 or earlier. Two storeys. Two windows. Faced with tiles. Tiled roof. Casement windows. Shop front built out in front of south half.	High +3	Negligible 0	Not Significant +3
37	6 London Road	Grade 2 listed building	1353985	Early C19. Two storeys. Two windows and one window-space. Painted brick. Overhanging eaves. Slate roof. Glazing bars intact. Two small bays on ground floor, the south one comprising a contemporary shop window complete with glazing bars.	High +3	Negligible 0	Not Significant +3
38	Gull Cottage	Grade 2 listed building	1027375	One building sub-divided. C17 or earlier refronted in C18. Two storeys. Five windows. No 8 faced with brick, now painted, on ground floor and tile-hung above with gable. No 9 faced with grey headers with red brick dressings, quoins, modillion stringcourse and eaves cornice. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
39	A and G M Whites Stores (The Post Office) A Hillman (shoe shop) Angela (draper) Harrison (news agent) Ivy House J Brunsden (butcher) J W Greenfield (green grocer) Madeleine (hair stylist) The National Westminster Bank.	Grade 2 listed building	1192605	Early C19 range. Two storeys. Seventeen windows. Red brick. Eaves cornice. Slate roofs. Glazing bars intact on first floor only. Three original doorways, one round-headed with semi-circular fanlight in Post Office, one in moulded architrave surround with rectangular fanlight in the Bank, and one round-headed with semi-circular fanlight and six panel door in Ivy House. Otherwise modern shop windows on ground floor.	High +3	Negligible 0	Not Significant +3
40	Southdown House	Grade 2 listed building	1027417	C17 or earlier timber-framed building with the timbering and herring-bone brick nogging exposed in north wall but refronted with red brick on ground floor and fish-scale tiles above. Horsham slab roof. Gable at south end. Sash windows with glazing bars intact. Shop front at north end. Two storeys and attic in gable. Three windows.	High +3	Negligible 0	Not Significant +3
41	Henfield Club	Grade 2 listed building	1027440	1830 circa. Two storeys. Seven windows. Stuccoed, around floor rusticated. Eaves bracket cornice. Slate roof. Glazing bars intact. Small porch containing round-headed doorway with semi-circular fanlight and door of six fielded	High +3	Negligible 0	Not Significant +3

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
				panels. Projection of three window-bays at west end.			
42	The premises of A Baijent Builder	Grade 2 listed building	1353974	C18. Two storeys. Six windows. Ground floor red brick, above faced with weather-boarding. Half-hipped tiled roof. Multi-paned commercial windows.	High +3	Negligible 0	Not Significant + 3
43	Ganders Cottage	Grade 2 listed building	1027410	C17 or earlier timber-framed building with red brick infilling, and curved braces on first floor, north front partly rebuilt in brick. Tiled roof. Two storeys. Three windows. West end has two bricks inscribed "P W A, 1697". Modern windows.	High +3	Negligible 0	Not Significant + 3
44	Prospect House	Grade 2 listed building	1192438	C18. Two storeys. Two windows. Red brick and grey headers alternately. Brick stringcourse. Wooden dentilled eaves cornice. Half hipped tiled roof. Wide glazing bars intact. Doorway with rectangular fanlight and door of six moulded panels.	High +3	Negligible 0	Not Significant + 3
45	Lancasters	Grade 2 listed building	1193048	L-shaped house. North wing C17 or earlier, timber-framed with red brick infilling, ground floor rebuilt in brick. Casement windows. Two storeys. Three windows. East wing early C19. Two storeys. Four windows. Red brick. Sash windows with glazing bars intact. Doorway with rectangular fanlight and flat hood on brackets. Tiled roof to both wings.	High +3	Negligible 0	Not Significant + 3
46	Challens	Grade 2 listed building	1027409	C18. Two storeys. Two windows. Painted brick, south wall tile-hung. Slate roof. Glazing bars intact. The south-west corner has been sliced off to make a pathway for pedestrians and the first floor above is supported on wooden columns.	High +3	Negligible 0	Not Significant + 3
47	The Golden Hen	Grade 2 listed building	1192429	C18 front to a probably older house. Two storeys. Four windows. Painted brick. Tiled roof. Glazing bars intact on first floor. Modern shop front below.	High +3	Negligible 0	Not Significant + 3
48	Forges, Part Forges	Grade 2 listed building	135999	C18 front to a timber-framed building. Two storeys and attic. Three windows. One gabled dormer. Painted brick. Hipped tiled roof. Ground floor built out with sloping slate roof over it and sash windows with glazing bars intact. Casement windows above. Part Forges runs back into a timbered shed to the east.	High +3	Negligible 0	Not Significant + 3
49	Blundens Farmhouse	Grade 2 listed building	1286338	C17 or earlier timber-framed house with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Slate roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
50	Lashmars Hall	Grade 2 listed building	1193005	C17 or earlier timber-framed building with painted infilling. Tiled roof with pentice on south side. Horizontally-sliding sash windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
51	Neaves Cottage	Grade 2 listed building	1027388	C17 or earlier timber-framed cottage with plaster infilling on a brick base. Thatched roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3

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
52	Malthouse Cottage	Grade 2 listed building	1354000	C18 or earlier. Two storeys. Two windows. Ground floor cemented, above tile-hung. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
53	Moustows Cottage	Grade 2 listed building	1027416	C17 or earlier timber-framed with plaster infilling, sides refaced in red brick and tile-hanging. Tiled roof. Casement windows. One storey and attic. Two windows. Two gabled dormers.	High +3	Negligible 0	Not Significant +3
54	Moustows Manor	Grade 2 listed building	1192596	Early C19. Two storeys. Four windows, northernmost window-bay recessed. Stuccoed. Stringcourse. Dentilled cornice and parapet. Hipped slate roof. Glazing bars missing. Venetian shutters on first floor. Porch of solid type containing doorway with rectangular fanlight.	High +3	Negligible 0	Not Significant +3
55	Magnolia House	Grade 2 listed building	1353984	L-shaped building. Early C19. Two storeys. Four windows. Stuccoed, ground floor rusticated. Eaves bracket cornice. Slate roof. Glazing bars intact. Round-headed trellised wooden porch containing doorway with rectangular fanlight. Projecting wing built out to south-west.	High +3	Negligible 0	Not Significant +3
56	Rus House	Grade 2* listed building	1192586	Early C19. Two storeys and semi-basement with area. Four windows. Stuccoed, semi-basement rusticated. Overhanging eaves. Slate roof. Glazing bars intact. Venetian shutters. Iron balconettes and tent-shaped canopies to ground floor windows. Round-headed doorway with fluted quarter columns, semi-circular fanlight and six panel door. Porch of solid type with rudimentary pediment has been added over this. Garage door at north end.	High +3	Negligible 0	Not Significant +3
57	Forge Cottage, T. Miles and Son, The Forge	Grade 2 listed building	1027415	C17 or earlier timber-framed building, refronted with red brick and grey headers. Half-hipped gable at south end, tile-hung. Tiled roof. Modern windows. Stepped brick chimney breast at south end. Two storeys. Four windows. Ground floor forge portion at north end.	High +3	Negligible 0	Not Significant +3
58	Old Tudor House	Grade 2 listed building	1192553	C17 or earlier timber-framed building with the timbering and herring-bone brick nogging, now painted, exposed in north wall, but refronted in C18 with brick, now painted. Stringcourse and eaves cornice. Horsham slab roof. Glazing bars missing. Gable end to north with pendants. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
59	The George Hotel	Grade 2 listed building	1353963	The main portion of this building is C19. Two storeys. Four windows. Stuccoed. Slate roof but the south end is C17 or earlier timber-framed buildings, refaced in C18 with red brick and grey headers alternately, but some of the timbering exposed behind. Stringcourse. Slate roof. Glazing bars intact on ground floor only.	High +3	Negligible 0	Not Significant +3
60	Astons	Grade 2 listed building	1192510	Two buildings. North one C18. Tile-hung. South one mid C19. Stuccoed. Slate roofs, modern shop fronts and two storeys to both. Two windows to each.	High +3	Negligible 0	Not Significant +3

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
61	The Averys	Grade 2 listed building	1027414	C17 or earlier timber-framed building, refronted in C18. Two storeys. Three windows. Stuccoed. Pilasters flank tile front. Slate roof. Glazing bars intact on first floor only. Doorway with pilasters, projecting cornice and door of six fielded panels. Modern shop windows.	High +3	Negligible 0	Not Significant + 3
62	Elm Lodge south premises of Tobitts	Grade 2 listed building	1027413	Early C19. Two storeys. Six windows. Stuccoed. Stringcourse. Eaves cornice. Slate roof. Glazing bars intact. Doorway with pilasters, projecting cornice and rectangular fanlight. Tobitts (south premises) have a modern shop front. Their north premises are not of special interest.	High +3	Negligible 0	Not Significant + 3
63	Amies Cottage	Grade 2 listed building	1353990	C17 or earlier. Timber-framed cottage with plaster infilling. Thatched roof. Casement windows. One storey and attic. Two windows. One gabled dormer.	High +3	Negligible 0	Not Significant + 3
64	Henfield Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 19** the following may be more sensitive to potential changes to their significance;

- Camilla Cottage (NHLE 1353991)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- Part of the significance of Camilla Cottage lies in its architectural integrity which is of local built vernacular and aesthetic significance. The rural setting of the building also plays an important role in enhancing its special historic and architectural interest. Any development should overcome the concerns raised on the setting of the listed building identified in the Inspectors decision relating to a previous appeal on the site.
- New buildings should be traditionally scaled and detailed.
- Any entrances to the site should be minimal in form and reflect the rural character of this part of West End Lane.
- The western boundary of the site should retain a green edge .
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

## HORSHAM (FOREST)



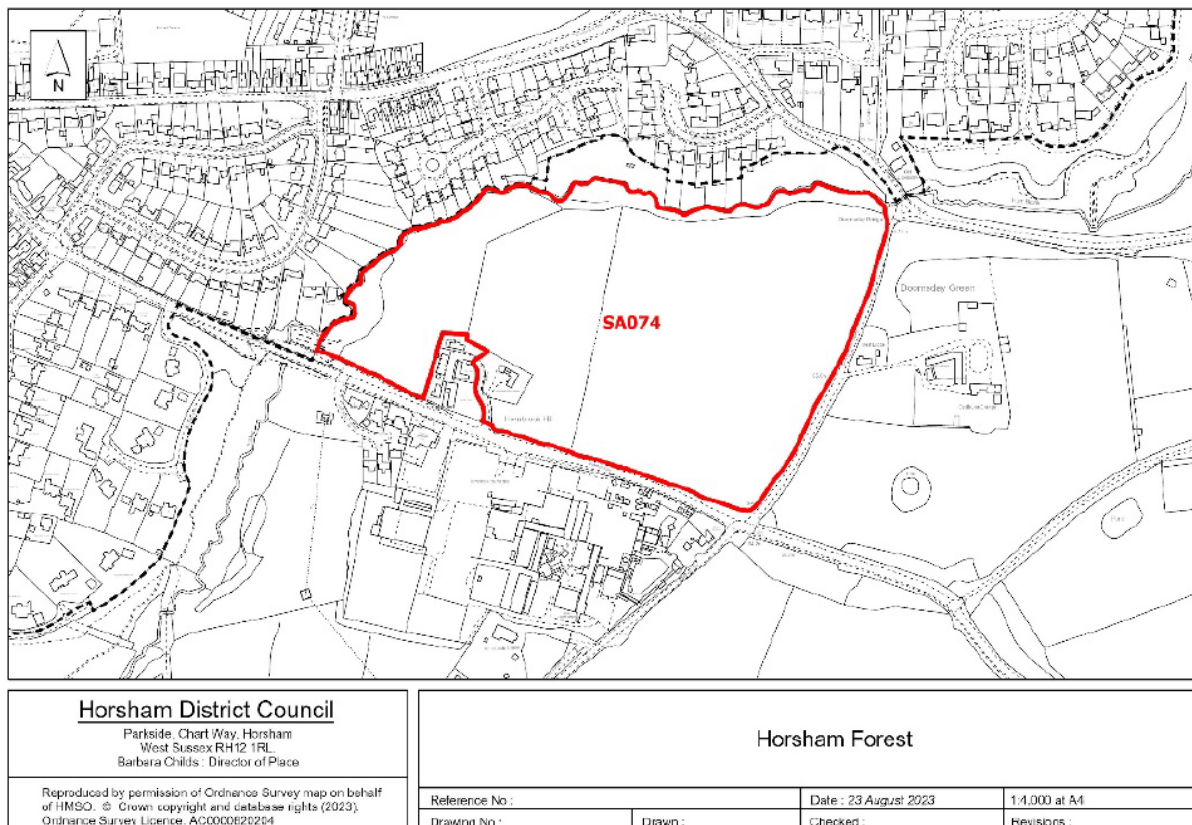
## Cultural Heritage Desk Based Assessment - Land at Hornbrook Farm SA074.

### Introduction

Land at Hornbrook Farm, Brighton Road, Horsham has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA074.

**Figure 6** identifies the site which is located to the south east of Horsham town centre on the northern side Brighton Road. To the north of the site the Horn Brook water course, with the residential developments of Dickens Way and Ghyll Crescent. To the east is Doomsday Lane, whilst to the south on the opposite side of Brighton Road is Hornbrook Copse and Hornbrook Nurseries. To the west is the residential development of Sandeman Way. Hornbrook Farm falls within the proposed site, whilst Hornbrook House, The Granary, Old Byre and Hornbrook Barn adjoin its boundary.

**Figure 6 – Land proposed at Hornbrook Farm, Brighton Road SA074**



### Topography and Geology

The site is currently greenfield, and comprises primarily pasture with hedgerow to the boundaries and some individual trees within the field.

The solid geology of the site as shown by the British Geological Survey is Upper Tunbridge Wells Sand.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being modern field amalgamations with isolated tree clumps to the east of the site, whilst to the western section there is irregular piecemeal enclosure of medieval date. The land to the east of the site but within the study area is identified as being an informal designed parkland probably associated with Coolhurst House. It would appear from the available evidence that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 20** has no known heritage assets within its boundaries. However within the wider study area there are 14 listed buildings, a locally listed building, 2 archaeological sites, 1 scheduled monument and 1 ANA as shown in **Table 21**.

**Table 20: Overview of Heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	1 (0.97 km to west of site at Chesworth)
Listed Buildings	0	14 – 12 Grade 2, 2 Grade2* (Chesworth House and St Johns)
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	2 (0.5 km to the south east of the site at Birchen Bridge and 0.96 km to the west at Chesworth House)
Archaeological Notification Areas	0	1

**Table 21: Archaeological Notification Areas within the wider study area of Hornbrook Farm.**

Area	Description	Category
1	Chesworth House Medieval Moated Site and surrounding area	Red (Horsham 018)

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 scheduled monument (List entry number 1021446) within the study area is described within the Historic England listing as *“Around 6,000 moated sites are known in England. They consist of wide ditches, often or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.*

*Despite the moat being landscaped on the north, west and east sides, the moated site at Chesworth House survives well, especially the interior area where the most fragile archaeological deposits are expected, and it is a good example of its type. The central platform will contain archaeological features relating to the construction and occupation of the site, and the moat will contain archaeological information and environmental evidence in the form of organic remains such as leather, wood, seeds and pollen, which will relate both to the moated site and the landscape within which it was constructed. There are earthwork features to the north west of the site, not included in this scheduling, which have not yet been archaeologically evaluated, but may relate to water management on the site. The association of the moated site with the fishponds indicates that this was an important, or high status, site as do documentary sources such as the Calendar Patent 1324-7, the Calendar Inquisitiones post mortem vi and the Arundel Castle Manuscript A 1851. A fishpond is an artificially created pool constructed for the purpose of cultivating, breeding and storing fish to provide a constant supply of food. Groups of ponds can be found in a line or cluster, and may be of different sizes for different species or ages of fish. Fishponds were maintained by a water management system which included inlet and outlet channels, sluices and leats. The tradition of constructing and using fishponds in England began during the medieval period and peaked in the C12. They were largely built by the wealthy sectors of society, with monastic institutions and royal residences having particularly large and complex examples.*

*The difficulties of obtaining fresh meat in the winter and the value placed on fish as a food source and for status may have been factors which favoured the development of fishponds and which made them so valuable. The practise of constructing fishponds declined after the Dissolution of the Monasteries in the C16, although in some areas it continued into the C17. Most fishponds fell out of use during the post-medieval period, although some were re-used as ornamental features in C19 and early C20 landscape parks or gardens, or as watercress beds. Documentary sources provide a wealth of information about the way fishponds were stocked and managed. The main species of fish kept were eel, tench, pickerel, bream, perch and roach. Large quantities of fish could be supplied at a time. Once a year, probably in the spring, ponds were drained and cleared. Fishponds were widely scattered throughout England and extended into Scotland and Wales. The majority are found in central, eastern and southern parts. Although C17 manuals suggest that areas of waste ground were suitable for fishponds, in practice it appears that most fishponds were located close to villages, manors and monasteries or within parks so that a watch could be kept on them to prevent poaching. Although approximately 2000 examples are recorded nationally, this is thought to be only a small proportion of those in existence in the medieval period. Despite being relatively common, fishponds are important for their associations with other classes of medieval monument and in providing evidence of site economy. The three fishponds at Chesworth, despite landscaping and modification, are recognisable examples of their type. Their close grouping and association with the moated site provide evidence for the economy of the site and the management of fish stocks. Environmental evidence will be present which relate to the moated site, the fishponds and the landscape in which they were constructed.*

#### *Details*

*The monument includes a moated site and three associated fishponds lying on the north bank of the River Arun south of Horsham. The moated site and fishponds comprise a rectangular group of features aligned north west - south east, with the fishponds lying on the south east side of the complex. The River Arun forms the south arm of the moat, and the moat island is artificially moated on the other three sides. Both the west and north arms of the moat have been landscaped and canalised, but both the scarp and counterscarp banks of the west arm of the moat and the south scarp of the north arm can be seen standing to about 1.5m high. The east end of the north arm is largely intact. The distance between the outer edges of the banks on the west arm is 19m, and the moat itself is 10m wide. The east arm of the moat is now part of one of the ponds, and there is a shallow depression 0.5m deep where the east end of the central island platform terminates 5m before the most westerly pond. The island platform in the centre of the moat measures about 85m north west - south east by 60m north east - south west, the ground surface is uneven, but there are no obvious archaeological features visible. The Inspector of Ancient Monuments in 1966 noted*

*that foundations lie 0.25m below the surface. Landscaping at the east end of the site has created five ponds which are now merged into each other. Four of these lie parallel to each other aligned approximately north - south longitudinally and the fifth runs horizontally lengthways across the north side of the two most westerly ponds. The horizontally aligned pond is the remnant of the north arm of the moat at this east end, and one of the longitudinal ponds is the vestigial remains of the east arm of the moat. The fish ponds lie on either side of this east arm of the moat; two to the east and one to the west. The northern pond is about 47m long by 14m wide; the pond which formed the east arm of the moat is amalgamated into the westernmost pond and this expanse of water now measures approximately 37m north-south by 40m east-west. The two remaining ponds to the east measure about 8m east-west by 34m north-south and 11m by 16m. The moated site is that of a C13 moated house. The manor of Chesworth was held in 1281 by William, Lord Braose. Edward I is thought to have stayed at Chesworth in 1299 and Edward II in 1324. It was also held by the Mowbray and the Howard (later Fitzalan-Howard) families, including the Dukes of Norfolk and Earls of Arundel. The manor house which lay on the moated island was in existence by 1324, and possibly by 1299; a drawbridge was mentioned in 1427. It was abandoned in favour of the adjacent Chesworth House in the late C15. The three artificial arms of the moat, the fishponds and a small part of the north west corner of the island have been modified in the C20 during the construction of ornamental gardens. All above ground structures and hard landscaping such as ornamental steps, bridges, pergolas and sheds are excluded from the scheduling, although the ground beneath is included.”*

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 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.

Within the proposed development sites there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 12 grade 2 listed buildings, 2 grade 2\* listed buildings (Chesworth House and St Johns) and 1 locally listed building.

### Heritage Assets and Potential Impacts

**Table 22** 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 22: 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	St Johns College (formally Coolhurst)	Grade 2* listed building	1027055	The oldest portion of the building is the back part of the former service wing. This is C17, Stone and red brick. The main building is a Tudor Gothic mansion built by Maria, Marchioness of Northampton in 1833-5. Architect P F Robinson. Two storeys. Five windows. Faced with Roman cement. Horsham slab roof. Two bays of 6-lights on both floors with gables over surmounted by finials. Parapet between containing Gothic lettering. Casement windows of 2 or 3-lights with dripstones over. Square bay of five-lights on ground floor with pierced parapet. Ground floor addition of library with slate roof at west end. Service wing set back at east end with a gable in cottage Gothic style with cusped bargeboards. On the entrance front there is a 3-storeyed tower over the doorway with an empty niche on first floor and gable with small oriel to east of this. Good example of a Tudor Gothic mansion.	High + 3	Negligible 0	Not Significant + 3
2	Gates, gate piers and stone wall of St Johns College	Grade 2 listed building	1027056	C17 and probably designed by P F Robinson. It originally adjoined a Lodge. Carriage gateway with wrought iron gates flanked by panelled stone piers surmounted by handstone terminals above the cornice consisting of 4 dolphins with a shell between them holding up a ball cap. Two round-headed pedestrian arches at an angle to this with impost, keystones and cornices over. Stone wall at each side also at an angle.	High + 3	Negligible 0	Not Significant + 3
4	Falcon Lodge and Hilliers Sedgwick Lane (shown on HE map as Magpie House)	Grade 2 listed building	1354145	Circa 1830. T-shaped building. Two storeys. Two windows. Slate roof. Casement windows with dripstones over. Gable to east wing with scalloped bargeboards. Gabled porch to north. Gabled dormer to south.	High + 3	Low + 1	Potentially significant 4
5	62 St Leonards Road	Grade 2 listed building	1353960	Cottage made from 2 parts, west part C17, and east part late C18 to early C19. Earlier west part has lower elevation than that to east. 2 storeys. Weather-boarded. Half-hipped Horsham slab roof with louvred gablet (blocked). Overhanging eaves. 2 windows. Casements, glazing bars intact. Later east part; 2 storeys. Stuccoed. Tile-hung to side. Tiled roof, 1 window. Sashes, glazing bars intact. 4-panel door with upper 2 panels removed for glazing.	High + 3	Negligible 0	Not Significant + 3
6	Old Timbers	Grade 2 listed building	1192083	C17. 2 storeys. Weather-boarding on the front. Tiled roof. 3 windows. Casements, those on first-floor with diamond panes. Modern veranda on ground floor with tiled roof.	High + 3	Negligible 0	Not Significant + 3
7	55 Brighton Road	Grade 2 listed building	1027533	Early to mid C19. 2 storeys. 2 windows and 1 blocked window space. Stuccoed. Hipped slate roof. Pilasters flanking the front. Stringcourse. All sash windows, glazing bars intact. Blocked-up central doorway.	High + 3	Negligible 0	Not Significant + 3
8	53 Brighton Road	Grade 2 listed building	1027532	About 1830. 2 storeys. 2 windows and 1 blocked window space. Stuccoed. 4 Ionic pilasters. Stringcourse. Eaves cornice. Hipped slate roof. Filled hoods for blinds. All sash windows, glazing bars missing on ground floor. Round-headed doorway in fluted frame with semi-circular fanlight and trellised porch. Later wing to west.	High + 3	Negligible 0	Not Significant + 3

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
9	51 Brighton Road	Grade 2 listed building	1193065	Early to mid C19. 2 storeys. 3 windows. Stuccoed. 4 pilasters. Stringcourse. Hipped slate roof. Segmental-headed windows. All sashes, glazing bars missing. Round-headed doorway inside later C19 porch. Semi-circular fanlight. 5-panel door with upper 2 panels removed for glazing.	High + 3	Negligible 0	Not Significant + 3
10	13 Brighton Road	Grade 2 listed building	1027530	Slightly curved front like Nos 1, 3 and 5. Early to mid C19. 2 storeys. 2 windows. Painted brick. Dentilled eaves cornice. Tiled roof. Segmental-headed windows. All sashes, glazing bars intact. Central blocked doorway to No 13. Nos 9 to 13 (odd) form a small group.	High + 3	Negligible 0	Not Significant + 3
11	Southgrove	Grade 2 listed building	1027534	C17. Exposed half-timbering in north wall. 2 storeys. 3 window. Red brick with grey headers. Horsham slab roof. Moulded red brick chimneys. Casement windows, glazing bars intact.	High + 3	Negligible 0	Not Significant + 3
12	116 and 118 Brighton Road	Grade 2 listed building	1027536	C16 timber-framed cottages with plaster infilling. Ground floor painted brick. 2 storeys. 3 windows. Tiled roof. Casement windows, 3 on 1st floor with original diamond panes.	High + 3	Negligible 0	Not Significant + 3
13	Glen Cottage, 120 Brighton Road	Grade 2 listed building	1027495	Probably C17th basically. Timber-framed, 2-storey, approximately square, with tiled, hipped roof. On secluded site. S. front tile-hung; other sides weatherboarded (mostly on upper storey) or brick-faced. Large, tall external chimneys on E. and W. sides (the former with one offset, the latter with 2). 2 casement windows to each floor on N. side, nearly symmetrical. Other small casements elsewhere. Hipped bow extension on ground storey to the S., probably early C19th, with french and sash windows. Light, bracketed doorcase on E. side, probably late C18th. Modern open-timber gabled porch. 2-storey modern extension to the W.	High + 3	Negligible 0	Not Significant + 3
14	Chesworth House	Grade 2* listed building	1027063	<p>II* House, the remaining part of a mansion which then became a farmhouse. North east range late C15, south east range probably built between 1514 and 1524, south west wing C17, north west wing late C17 or early C18 with 1930s additions to south west and north. The single-storey link block attached to the north east is not of special interest.</p> <p>MATERIALS: The north east range is timberframed, now partly clad in brickwork on the ground floor of the south east side and tile-hung above, the south east wing is in red brick in English bond with some darker brick diaper work and the remainder of the house is of random stone rubble with some galleting. The whole building is roofed in Horsham stone slabs with two C17 brick chimneystacks and one early C20 external brick and stone chimneystack. Most windows, apart from those in the south east wing had been removed in circa December 2008.</p> <p>PLAN: The late C15 north east range is of three bays but originally probably extended two bays further north. The early C16 south east range was added adjoining to the south. Later, first a C17 two-bay south west extension was added abutting the east bay of the north east range and part of the south east range, and then a late C17 or early C18 three-bay north west wing. In the 1930s a further bay was added to the north east, a section added to the south west and a porch added to the north.</p> <p>EXTERIOR: The most visible early fabric is to the south east range,</p>	High + 3	Negligible 0	Not Significant + 3



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
				<p>built of fine quality brickwork with a south gable end with two octagonal end buttresses with decorative recessed niches to the tops and a first floor original three-light window with ovolo brick mullions and surround rendered to resemble stone. In the gable above darker-coloured headers form a simple diaper pattern. The east side has two projecting two-storey canted bays with, on the first floor, large blocked four-centred arched windows with hoodmoulds, the northern one with a tablet above, much worn. In between is a two-centred arched window, possibly originally to a staircase and the ground floor between the canted bays has a former doorcase with brick hood moulding, later adapted as a window. The west side has an external brick chimneystack and the northern part of this wall, following the construction of the later south western wing, is now internal. The north side, also of brick abuts the earlier north east wing and was always internal.</p> <p>The north east wing retains some early brickwork to the ground floor but the first floor is clad in tile-hanging and has three window openings. The C17 west wing is of stone rubble with large gable and French windows to the ground floor. Attached to the south end is an early C20 external brick and stone chimneystack. The north side has a late C17 or early C18 gable to the centre. To the east is a gabled C20 section abutting the timberframed wing and to the west a penticed C20 porch in stone rubble with brick quoins. The main entrance is now through an early C20 studded plank door with ironwork hinges in the porch.</p> <p>INTERIOR: The late C15 north east wing is now of three bays but the north east wallplate has been sawn through and, from carpenters' marks in the collars, it appears that this range originally extended two further bays to the north. The south end wall has close-studding and end tension braces and had been an external wall before the south east wing was built. The southern part of the west wall survives and all the jowled bay posts, except for the north western one, are visible with a pattern of curved windbraces. The roof structure, of through side purlins with curved wind-bracing and sturdy queen struts, survives intact. At the north end is the pegged trimmer for an original stair and notches for original partitioning around it. The large brick chimneystack was inserted against the tie beam between the south and central bays in the C17 and there is a wattle partition here and taper burns on the collars. On the upper floor of the southern bay is a 1930s brick and tile fireplace, but on the floor below there is a C17 brick fireplace. The staircase within the west side of the central bay has reused late C16 pyramid-type finials to the newel posts, reused handrails and thin "chinoiserie" type panels as balustrading, but was assembled in the late C19 or more probably early C20. The surrounding partitioning between the south and central bays and between the central and north bays appears of C17 or C18 date. Wide floor boards survive on the first floor.</p> <p>The early C16 south east range has a four-bay roof with staggered purlins of late C17 or early C18 date. It includes some reused timber including a length with quarter round moulding. There was originally a large first floor room of high status with a floor at the</p>			

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
				<p>level of a wooden door in the north wall leading into the earlier north east range, but the floor was not present at the time of inspection. A blocked four-centred arched brick fireplace to this upper room is on the west wall with a higher blocked arched window with three pointed arches retaining iron stanchions and a smaller arched window. On the ground floor of this wall is a small arched window with brick surround but the fireplace was altered in the C20. The eastern wall retains a number of arched window openings to the former ground and first floor windows (some blocked) and the south wall has a first floor window with ovolo-moulded mullions.</p> <p>The C17 two-bay range to the west has a large ground floor room with a large inglenook hearth with a slightly cranked bressumer with taper burns and the evidence of a spit-jack fixing. The hearth has been infilled with an early C20 Arts and Crafts style fireplace and there is oak panelling of this date with top mutule frieze. The ceiling has cross beams with quarter-round moulded chamfers and stops and undecorated joists. A ground floor room to the south west has a 1930s fireplace with wooden bressumer, built-in side wooden bookshelves with round-headed tile-on-edge arch and herringbone bricks and an oak wall cupboard with butterfly hinges. This wing has a queen strut roof.</p> <p>The north west wing has a pegged roof of three bays of thin scantling with queen struts, and diagonal tension braces of late C17 or early C18 date. Two tie beams have been replaced with steel joists. A four-centred arched brick opening survives on the ground floor of the west wall. The ground floor has an introduced reused oak frame. Solid tread stairs between the first floor and attic were no longer present in December 2008.</p> <p>HISTORY: The manor of Chesworth belonged by 1281 to the Braose family and later was held by the Mowbray and the Howard (later Fitzalan-Howard) families, including the Dukes of Norfolk and Earls of Arundel. The early medieval manor house which existed by 1324 occupied the moated site south of the present Chesworth House and probably had a courtyard plan.</p> <p>The late C15 north east timber-framed range was built north of the moat possibly by the second Duke of Norfolk. The adjoining south east brick range with a principal room on the first floor may be the range called "The Earl of Surrey's tower". As this title was used by the heir to the Duke of Norfolk it is likely to have been built by the third Duke when heir to the title after 1514. It has similarities with Kenninghall in Norfolk (Grade II*) which he built after 1524. After the death of Thomas Howard, the second Duke, in 1524, the manor of Chesworth was held in dower by his widow Agnes. His son, Thomas the third Duke, had his niece, Catherine Howard, moved to Chesworth under the care of the Dowager Duchess. Chesworth was the scene of her relationship with a kinsman, Francis Dereham and events with her music teacher, Henry Manox, before she was sent to Henry VIII's court. Events at Chesworth later formed a substantial part of the charges against her at her trial which led to her execution on 13th February 1541. In 1549 the house included a hall, great chamber, dining chamber, a chapel and at least 20 other rooms and</p>			

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
				<p>service buildings.</p> <p>In 1572, the fourth Duke of Norfolk was executed for plotting with Mary Queen of Scots, the manor reverted to the Crown and was occupied by various tenants including the Bishop of Chichester (1577-82) and the Caryll family (c. 1586-1660). In 1660-61 the manor was settled on Queen Henrietta Maria and by 1674 on Queen Catherine of Braganza, who still held it in 1699.</p> <p>From that date until the early C20 Chesworth House was a farmhouse. The present west range built of stone were added in the C17 and early C18. According to an inventory of 1780 there were two principal rooms and a kitchen on the ground floor and six first floor rooms, with a passage. There were two hearths on the ground floor in the two parlours, with a large cooking hearth in the kitchen, and two on the first floor. The early C16 brick range was used as a house in 1836 and as a washhouse, storehouse and dairy in 1868. The C17 west range was extended to the north and south during the C19. The 1876 and 1911 Ordnance survey maps show Chesworth House at almost its current extent.</p> <p>In 1928 the house was bought by a Captain Cook who enlarged it on the north side, restored it to his own designs and inserted old fittings from other houses. He also laid out extensive gardens and built a new entrance drive from the west, away from farm buildings on the north side (some of which burnt down in 1989). The 1932 Ordnance Survey map shows the addition of an extension at the north east end and a porch to the north west which complete the present footprint of the building. Some repairs were carried out to the building in the later C20.</p> <p>SOURCES: Nairn and Pevsner "Buildings of England. Sussex" 1985. P248. Victoria County History. Volume 6 Part 2. Ps 156-157. 1986. Dictionary of National Biography entry on Catherine Howard. Dr AF Hughes. Interpretative description of Chesworth House of 1997 with further comments following 'stripping out' work in 2008.</p> <p>REASONS FOR DESIGNATION: Chesworth House is designated at Grade II* for the following principal reasons: * Chesworth House comprises a fine quality late C15 timberframed three bay north east wing with close-studding and butt-purlin roof with curved braces, a very high quality early C16 south east brick wing with decorative features together with C17 and circa 1930 additions. * It has historical interest as the surviving part of a manor house owned by the Dukes of Norfolk, the childhood home of Queen Catherine Howard where events took place which ultimately led to her trial and execution and which, reverting to the Crown after the execution of the fourth Duke for treason in 1572 was later gifted to two other queens of England, Henrietta Maria and Catherine of Braganza.</p>			
15	Highridge, Kerve Lane	Locally listed building		Designed by local architect Claude Kay as his own home. Built in local vernacular style with Horsham stone roof and local brick, rounded arched central doorway, large central chimney over off centre projecting gable. Built 1938.	Low + 1	Negligible 0	Not Significant + 1

It is suggested that of the heritage assets identified in **Table 22** the following may be more sensitive to potential changes to their significance;

- Falcon Lodge and Hilliers Sedgwick Lane

It is suggested that the remaining designated 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.

It is suggested that the buildings at Hornbrook Farm are surveyed to understand whether they meet the criteria for local listing. It is understood that the uses of the former agricultural buildings may have changed but the farmstead does appear on the 1875/6 OS survey published in 1880.

#### Assessment of identified designated heritage assets

**Falcon Lodge and Hilliers –Grade 2 listed building** (NHLE 1354145) is located on the southern side of Brighton Road close to its junction with Sedgewick Lane. To the west of the building is Hilliers Garden Centre. The OS map indicates that the building was originally called Magpie House with Sedgwick Lane called Magpie Lane. The OS indicates that the land to the west of the property was open pasture. The original building was constructed in the first part of the nineteenth century and was T shaped in form. It may be that the cottage did not have a functional relationship with the application site, but it would be suggested that overtime the perception of the heritage asset as a rural dwelling is understood by its setting with the remaining open fields to the north and east.

#### 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed building identified as being potentially subject to change 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 retention of a strong planted boundary to Brighton Road.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the surrounding fields and the development should be considered, with higher density development towards the centre of the site.
- Care should be given to ensure a simple entrance to the site to retain a rural character.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- A lesser density of development should be considered close to Falcon Lodge and Hillier Cottage to retain an understanding of the rural setting of the heritage asset.
- Further research should be undertaken to consider whether the buildings at Hornbrook Farm could be considered as a non-designated heritage assets.

ITCHINGFIELD / BARNES GREEN

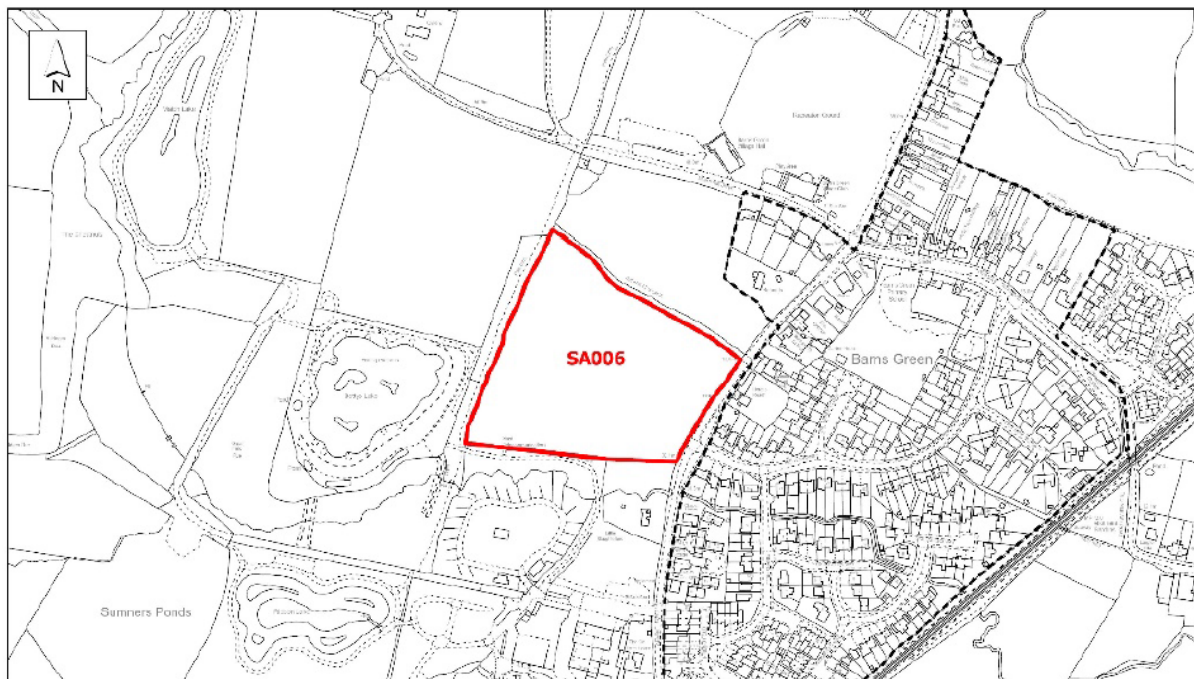
## **Cultural Heritage Desk Based Assessment - Land south of Smugglers Lane SA006.**

### **Introduction**

Land at Smugglers Lane, Barns Green has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA006.

**Figure 7** identifies the site which is located to the north west of Chapel Road, and south of Muntham Drive. A public bridleway (ITC/1600/6) runs through the northern boundary of the site along Smugglers Lane, and along the western boundary. To the south of the site is Sumners Ponds Fishery and Campsite.

**Figure 7 – Land proposed at Smugglers Lane, Barns Green SA006**



<b>Horsham District Council</b> Perkside, Chert Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place	<b>Itchingfield / Barns Green</b>		
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204	Reference No :	Date : 23 August 2023	1:1,000 at A4
	Drawing No :	Drawn :	Checked :
			Revisions :

### **Topography and Geology**

The site is currently greenfield.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation Mudstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being co-axial fields of early medieval/ Dark Age date. The land to the north east of the site but within the study area is identified as being an informal post medieval designed parkland probably associated with Muntham House. It would appear from the available evidence that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 23** has no known heritage assets within its boundaries. However within the wider study area there are 14 listed buildings, 0 archaeological sites, 0 scheduled monument and 8 ANA's as shown in **Table 24**.

**Table 23: 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	14 – 13 Grade 2, 1 Grade 2* (Former stables and coach house block at Muntham House School)
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	8 (1 red, 7 Amber)



**Table 24: Archaeological Notification Areas within the wider study area of land south of Smugglers Lane.**

Area	Description	Category
1	Coopers Farm 18th Century Historic Farmstead, Itchingfield	Amber (Horsham 175)
2	Possession House Farm Medieval Historic Farmstead, Itchingfield	Amber (Horsham 177)
3	Bullbrook House Farm (Youngs Farm) Medieval Historic Farmstead	Amber (Horsham 182)
4	Barns Green Village Historic Core	Red (Horsham 179)
5	Marelands Farm 18 <sup>th</sup> Century Historic Farmstead	Amber (Horsham 181)
6	Rye Farm Medieval Historic Farmstead Itchingfield	Amber (Horsham 180)
7	Sandhills Farm Medieval to Post-Medieval Historic Farmstead	Amber ( Horsham 178)
8	Wedges Farm Medieval to Post Medieval Historic Farmstead	Amber (Horsham 174)

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. The site adjoins the Red ANA of Barns Green Historic Core on the southern boundary and in the north western core of the site at Herons Reach (Barns Green Stores). It may be that the site could contain archaeological remains despite it falling beyond the ANA area.

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 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.

Within the proposed development sites there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 13 grade 2 listed buildings, 1 grade 2\* listed building (former stables and coach house block at Muntham House School) and one designated heritage asset (Muntham House School).

### Heritage Assets and Potential Impacts

**Table 25** 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 25: 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	Bennetts	Grade 2 listed building	1286000	C16 timber-framed building with red brick infilling. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys and attic. Three windows. Two gabled dormers.	High + 3	Medium + 2	Significant + 5
2	Former stables and coach house block at Muntham House School	Grade 2* listed building	1354175	The former Stables are early C19. Two storeys. Four windows. Long range of red brick and grey headers alternately. Modillion eaves cornice. Centre window-bay projects with pediment over containing a clock-face in the tympanum and portico of 3 columns supporting the modillion cornice. Hipped slate roof. Square cupola with flattened ogee-dome surmounted by weather-vane. Three coach-houses with double doors. Sash windows above with glazing bars. At north end is a projection or addition of lower elevation with curved end. Good example of a stable building.	High + 3	Negligible 0	Not Significant + 3
3	Sandhills	Grade 2 listed building	1285995	C16 timber-framed building with plaster and painted brick infilling and diagonal braces on first floor. Horsham slab roof. Casement windows. Obtusely-pointed doorway. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
4	Guildings, Possessionhouse Lane	Grade 2 listed building	1354179	Small restored C16 timber-framed building with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
5	Coopers Farmhouse	Grade 2 listed building	1193861	C18. Two storeys. Three windows. Red brick and grey headers, first floor of south-west end faced with weather-boarding. Hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
6	Possessionhouse Farmhouse	Grade 2 listed building	1193856	C16 E-shaped timber-framed building with red brick infilling, first floor tile-hung. Gables to the projections. Another gable to east front. Tiled roof. Some casement windows, some sash windows with glazing bars. Two storeys and attic in one gable. Three windows.	High + 3	Negligible 0	Not Significant + 3
7	Little Slaughterford Farmhouse	Grade 2 listed building	1193795	Restored C17 or earlier timber-framed building with plaster infilling. Hipped tiled roof. Casement windows. Modern brick chimney breast at south end of front. Two storeys. Three windows. Gabled ground floor addition to north.	High + 3	Medium + 2	Significant + 5
8	Valewood	Grade 2 listed building	1027045	C16 timber-framed building with plaster and painted brick infilling. Half-hipped tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
9	Barns Green Village Store (Herons Reach)	Grade 2 listed building	1027044	An early-C19 range of cottages, altered in the later C19 to include an integral village shop, and in the mid-C20 to form a single house and extended shop.  MATERIALS: rendered walls, and mixed stock brick, under a clay tile roof.  PLAN: the house has a principal W facing elevation, with a centralised C20 porch and entrance. The rooms are mainly situated on the western front of the house, and all are accessed by rear N/S passageways on the ground and first floors. To the south, the building has an attached mid-C20 single-storey rectangular shop extension*.	High + 3	Medium + 2	Significant + 5

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
				<p>EXTERIOR: the principal W elevation is two-storey, and of eight bays. It is formed by the front face of the former cottages. From the N, all bays have flush fitted C20 multi-paned timber casement windows, apart from the fifth, which has a C20 gabled porch, and entrance door of vertical plank construction. The roof is clay tiled and has three internal chimney stacks which rise through the ridgeline. The central stack has two chimneys. The ground floor of the two southernmost bays is enclosed by the mid-C20 shop (which does not form part of the listed building).</p> <p>The rear, E elevation of the house is predominantly of C20 date and characterised by a projecting single storey extension of mixed stock brick in Sussex bond, with attic dormers. Although it does not add to the special interest of the building, it is carefully detailed and integral to its current plan and form. All fenestration in the extension is C20 timber multi-paned casements. The roof is clay tiled and follows the pitch of the original to form a catslide. There are eight bays in total; the central six made up of the extension, and at each end of the elevation, a single bay of the original two-storey rendered rear wall is visible. To the S end, the original bay has a horned sash window of four panes to the first floor, and C20 metal casement window below.</p> <p>INTERIOR: the central hall of the house is double-height with a dog-leg C20 timber stair to the N, which terminates at the rear of the house onto a galleried landing. The landing has a timber-framed ceiling and runs the length of the rear of the house. At the rear of the hall on the ground floor there is another passageway which provides access to all the ground floor rooms. On the ground floor there are two rooms either side of the hall and the room to the N has an inglenook fireplace constructed of large mixed stock bricks in an English bond. There is a curved bressumer above and a brick bread oven to the side. This room also has an exposed timber ceiling frame formed of narrow axial floor joists. The room to the S has the vestiges of an inglenook, again with curved bressumer, but with a later brick fireplace surround. This room has a single central beam running N to S. The other ground floor sitting rooms are plain, apart from the northernmost, which has a square brick C19 fireplace. The first floor rooms are also plain, bar the northernmost room which has an early-C20 small brick fireplace, and a central room that has a beam running W to E. There some C19 plank doors throughout the house which may have been repositioned, and most window openings have exposed timber lintels. In the SE corner of the building at ground floor, the original external walls have been opened up and the opening for one of the original W-facing cottage entrance doors is intact. Above this area the timber-framed ceiling of the terrace is visible, including a large chamfered beam running E to W.</p>			
10	The Queens Head PH	Grade 2 listed building	1193788	Probably C17. Two storeys. Four windows. Ground floor painted brick, above tile-hung. Slate roof, hipped at north end. Casement windows.	High + 3	Medium + 2	Significant + 5

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
11	Blacksmiths Cottage	Grade 2 listed building	1354176	C15-16 timber-framed building with plaster infilling. Horsham slab roof. Casement windows. Two blocked original windows. Gabled porch. Two storeys. Three windows. Small modern addition at north end..	High + 3	Medium + 2	Significant + 5
12	Old Home (Shyngells)	Grade 2 listed building	1027043	C17 or earlier house, restored. Two storeys. Five windows. Ground floor red brick and ironstone, above faced with tarred weather-boarding. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
13	Mareland Farmhouse	Grade 2 listed building	1354177	C18. Two parallel ranges. Two storeys. Two windows. West farm Wealden sandstone and brick, all now painted, east range all brick. Horsham slab roof. Casement windows. Modern gabled porch. Modern window-bay added to south.	High + 3	Negligible 0	Not Significant + 3
14	Rye Farmhouse	Grade 2 listed building	1193869	L-shaped house. C17 or earlier. Two storeys. Three windows. Now faced with weather-boarding, with a trace of a bressumer above ground floor. Half-hipped tiled roof. Casement windows. C19 gabled porch.	High + 3	Negligible 0	Not Significant + 3
15	Muntham House School	Non designated heritage asset		The earlier house on the site was demolished by Percy Sanden Godman in 1878. A new dwelling of three storeys, in brick with stone dressings and Tudor in style was constructed in its place. The building is now used as a day and boarding school for boys.	Low + 1	Negligible 0	Not Significant + 1

It is suggested that of the heritage assets identified in **Table 25** the following may be more sensitive to potential changes to their significance;

- Bennetts (NHLE 1286000)
- Little Slaughterford (NHLE 1193795)
- Barns Green Village Stores (NHLE 1027044)
- The Queens Head PH (NHLE 1193788)
- Blacksmiths Cottage (NHLE 1354176)

It is suggested that the remaining designated 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.

## Assessment of identified designated heritage assets

**Bennetts – Grade 2 listed building** (NHLE 1286000) the significance of the building relates to the historic fabric of the building, and its character as a historic farmstead. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting.

**Little Slaughterford - Grade 2 listed building** (NHLE 1193795) the significance of the building relates to the historic fabric of the building, and its character as a small historic farmstead. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting.

**Barns Green Village Stores – Grade 2 listed building** (NHLE 1027044) the village store consists of an early-C19 range of cottages, now a single house with attached village shop. The significance of the building relates to its architectural interest (the house retains much of its rhythm and character as a terrace of early-C19 cottages), interior survival (the plan-form of the terrace remains legible internally, and notable features include the brick built fireplace with timber bressumer and bread oven, along with the visible floor frames, and structural timbers), and historic interest (in its early form and subsequent evolution, the building reflects aspects of the changing pattern of rural domestic buildings from the early C19 into the C20).

**The Queens Head PH - Grade 2 listed building** (NHLE 1193788) The Public House was originally known as The Bricklayers Arms in 1844, and became the Queens Head prior to 1852. The significance of the building relates to its historic fabric, and its character as a rural village pub.

**Blacksmiths Cottage - Grade 2 listed building** (NHLE 1354176) the significance of the building relates to the historic fabric of the building, and the use of traditional vernacular materials.

## 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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 retention of Smugglers Lane with appropriate screening, and an enhancement of its function as a historic routeway.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the surrounding fields and the development should be considered.
- Care should be given to ensure that any development fronting onto Chapel Road should reflect the historic character of Chapel Road.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- A lesser density of development should be considered close to Bennetts and Little Slaughterford to retain an understanding of the rural setting of the heritage assets which forms part of their significance.

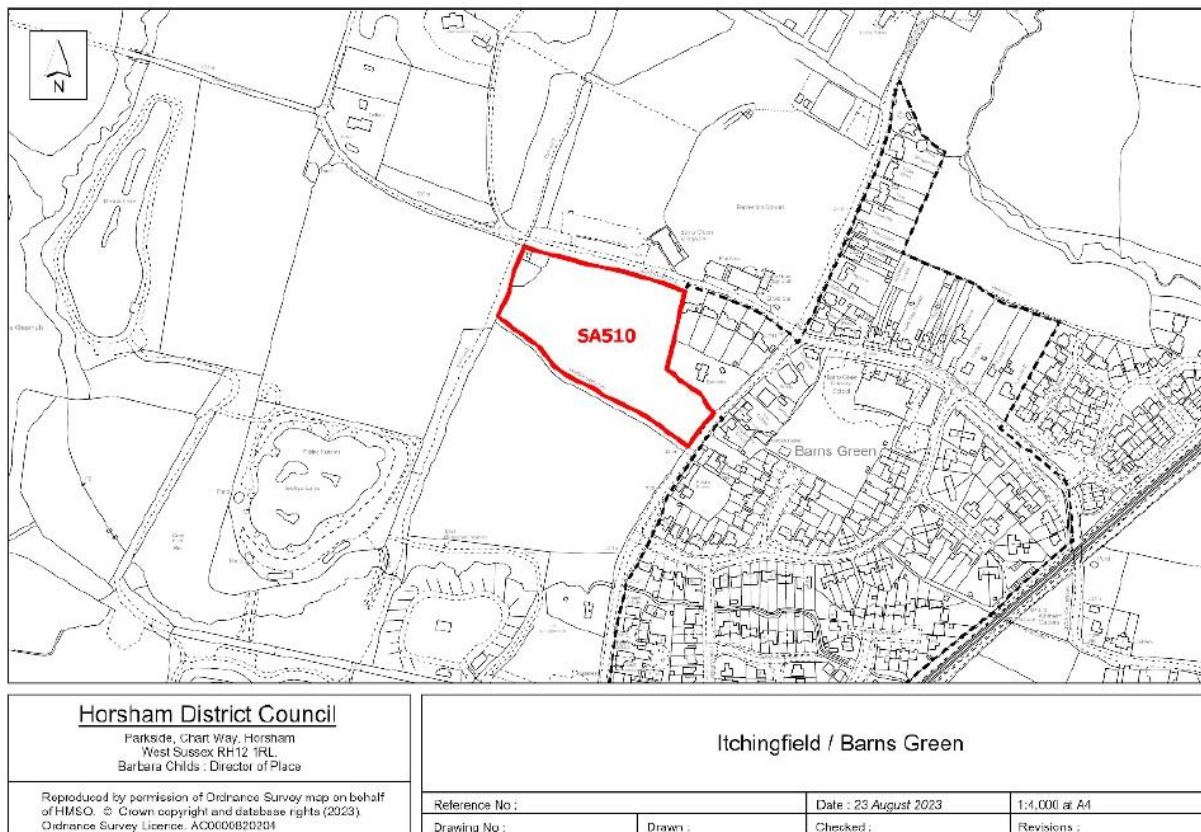
## **Cultural Heritage Desk Based Assessment - Land south of Muntham Drive SA510.**

### **Introduction**

Land south of Muntham Drive, Barns Green has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA510.

**Figure 8** identifies the site which is located to the north west of Chapel Road, and south of Muntham Drive. A public bridleway (ITC/1600/6) runs through the southern boundary of the site along Smugglers Lane, and along the western boundary. To the south of the site is an open field (SA006), and then the boundary to Sumners Ponds Fishery and Campsite.

**Figure 8 – Land proposed at Smugglers Lane, Barns Green SA510**



### **Topography and Geology**

The site is currently greenfield, with Smugglers Lane to the south and Muntham Drive to the north.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation Mudstone.



## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being co-axial fields of early medieval/ Dark Age date. The land to the north east of the site but within the study area is identified as being an informal post medieval designed parkland probably associated with Muntham House House. It would appear from the available evidence that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 26** has no known heritage assets within its boundaries. However within the wider study area there are 14 listed buildings, 0 archaeological sites, 0 scheduled monument and 8 ANA's as shown in **Table 27**.

**Table 26: 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	14 – 13 Grade 2, 1 Grade 2* (Former stables and coach house block at Muntham House School)
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	8 (1 red, 7 Amber)

**Table 27: Archaeological Notification Areas within the wider study area of Muntham Drive.**

Area	Description	Category
1	Coopers Farm 18th Century Historic Farmstead, Itchingfield	Amber (Horsham 175)
2	Possession House Farm Medieval Historic Farmstead, Itchingfield	Amber (Horsham 177)
3	Bullbrook House Farm (Youngs Farm) Medieval Historic Farmstead	Amber (Horsham 182)
4	Barns Green Village Historic Core	Red (Horsham 179)
5	Marelands Farm 18 <sup>th</sup> Century Historic Farmstead	Amber (Horsham 181)
6	Rye Farm Medieval Historic Farmstead Itchingfield	Amber (Horsham 180)
7	Sandhills Farm Medieval to Post-Medieval Historic Farmstead	Amber ( Horsham 178)
8	Wedges Farm Medieval to Post Medieval Historic Farmstead	Amber (Horsham 174)

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. The site adjoins the Red ANA of Barns Green Historic Core on the southern boundary and in the north western core of the site at Herons Reach (Barns Green Stores). It may be that the site could contain archaeological remains despite it falling beyond the ANA area.

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 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.

Within the proposed development sites there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 13 grade 2 listed buildings, 1 grade 2\* listed building (former stables and coach house block at Muntham House School) and one designated heritage asset (Muntham House School).

### Heritage Assets and Potential Impacts

**Table 28** 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 28: 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	Bennetts	Grade 2 listed building	1286000	C16 timber-framed building with red brick infilling. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys and attic. Three windows. Two gabled dormers.	High + 3	High + 3	Significant + 6
2	Former stables and coach house block at Muntham House School	Grade 2* listed building	1354175	The former Stables are early C19. Two storeys. Four windows. Long range of red brick and grey headers alternately. Modillion eaves cornice. Centre window-bay projects with pediment over containing a clock-face in the tympanum and portico of 3 columns supporting the modillion cornice. Hipped slate roof. Square cupola with flattened ogee-dome surmounted by weather-vane. Three coach-houses with double doors. Sash windows above with glazing bars. At north end is a projection or addition of lower elevation with curved end. Good example of a stable building.	High + 3	Negligible 0	Not Significant + 3
3	Sandhills	Grade 2 listed building	1285995	C16 timber-framed building with plaster and painted brick infilling and diagonal braces on first floor. Horsham slab roof. Casement windows. Obtusely-pointed doorway. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
4	Guildings, Possessionhouse Lane	Grade 2 listed building	1354179	Small restored C16 timber-framed building with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
5	Coopers Farmhouse	Grade 2 listed building	1193861	C18. Two storeys. Three windows. Red brick and grey headers, first floor of south-west end faced with weather-boarding. Hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
6	Possessionhouse Farmhouse	Grade 2 listed building	1193856	C16 E-shaped timber-framed building with red brick infilling, first floor tile-hung. Gables to the projections. Another gable to east front. Tiled roof. Some casement windows, some sash windows with glazing bars. Two storeys and attic in one gable. Three windows.	High + 3	Negligible 0	Not Significant + 3
7	Little Slaughterford Farmhouse	Grade 2 listed building	1193795	Restored C17 or earlier timber-framed building with plaster infilling. Hipped tiled roof. Casement windows. Modern brick chimney breast at south end of front. Two storeys. Three windows. Gabled ground floor addition to north.	High + 3	Low + 1	Potentially Significant + 4
8	Valewood	Grade 2 listed building	1027045	C16 timber-framed building with plaster and painted brick infilling. Half-hipped tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
9	Barns Green Village Store (Herons Reach)	Grade 2 listed building	1027044	An early-C19 range of cottages, altered in the later C19 to include an integral village shop, and in the mid-C20 to form a single house and extended shop.  MATERIALS: rendered walls, and mixed stock brick, under a clay tile roof.  PLAN: the house has a principal W facing elevation, with a centralised C20 porch and entrance. The rooms are mainly situated on the western front of the house, and all are accessed by rear N/S passageways on the ground and first floors. To the south, the building has an attached mid-C20 single-storey rectangular shop extension*.	High + 3	Medium + 2	Significant + 5

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
				<p>EXTERIOR: the principal W elevation is two-storey, and of eight bays. It is formed by the front face of the former cottages. From the N, all bays have flush fitted C20 multi-paned timber casement windows, apart from the fifth, which has a C20 gabled porch, and entrance door of vertical plank construction. The roof is clay tiled and has three internal chimney stacks which rise through the ridgeline. The central stack has two chimneys. The ground floor of the two southernmost bays is enclosed by the mid-C20 shop (which does not form part of the listed building).</p> <p>The rear, E elevation of the house is predominantly of C20 date and characterised by a projecting single storey extension of mixed stock brick in Sussex bond, with attic dormers. Although it does not add to the special interest of the building, it is carefully detailed and integral to its current plan and form. All fenestration in the extension is C20 timber multi-paned casements. The roof is clay tiled and follows the pitch of the original to form a catslide. There are eight bays in total; the central six made up of the extension, and at each end of the elevation, a single bay of the original two-storey rendered rear wall is visible. To the S end, the original bay has a horned sash window of four panes to the first floor, and C20 metal casement window below.</p> <p>INTERIOR: the central hall of the house is double-height with a dog-leg C20 timber stair to the N, which terminates at the rear of the house onto a galleried landing. The landing has a timber-framed ceiling and runs the length of the rear of the house. At the rear of the hall on the ground floor there is another passageway which provides access to all the ground floor rooms. On the ground floor there are two rooms either side of the hall and the room to the N has an inglenook fireplace constructed of large mixed stock bricks in an English bond. There is a curved bressumer above and a brick bread oven to the side. This room also has an exposed timber ceiling frame formed of narrow axial floor joists. The room to the S has the vestiges of an inglenook, again with curved bressumer, but with a later brick fireplace surround. This room has a single central beam running N to S. The other ground floor sitting rooms are plain, apart from the northernmost, which has a square brick C19 fireplace. The first floor rooms are also plain, bar the northernmost room which has an early-C20 small brick fireplace, and a central room that has a beam running W to E. There some C19 plank doors throughout the house which may have been repositioned, and most window openings have exposed timber lintels. In the SE corner of the building at ground floor, the original external walls have been opened up and the opening for one of the original W-facing cottage entrance doors is intact. Above this area the timber-framed ceiling of the terrace is visible, including a large chamfered beam running E to W.</p>			
10	The Queens Head PH	Grade 2 listed building	1193788	Probably C17. Two storeys. Four windows. Ground floor painted brick, above tile-hung. Slate roof, hipped at north end. Casement windows.	High + 3	Medium + 2	Significant + 5

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
11	Blacksmiths Cottage	Grade 2 listed building	1354176	C15-16 timber-framed building with plaster infilling. Horsham slab roof. Casement windows. Two blocked original windows. Gabled porch. Two storeys. Three windows. Small modern addition at north end..	High + 3	Medium + 2	Significant + 5
12	Old Home (Shyngells)	Grade 2 listed building	1027043	C17 or earlier house, restored. Two storeys. Five windows. Ground floor red brick and ironstone, above faced with tarred weather-boarding. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
13	Mareland Farmhouse	Grade 2 listed building	1354177	C18. Two parallel ranges. Two storeys. Two windows. West farm Wealden sandstone and brick, all now painted, east range all brick. Horsham slab roof. Casement windows. Modern gabled porch. Modern window-bay added to south.	High + 3	Negligible 0	Not Significant + 3
14	Rye Farmhouse	Grade 2 listed building	1193869	L-shaped house. C17 or earlier. Two storeys. Three windows. Now faced with weather-boarding, with a trace of a bressumer above ground floor. Half-hipped tiled roof. Casement windows. C19 gabled porch.	High + 3	Negligible 0	Not Significant + 3
15	Muntham House School	Non designated heritage asset		The earlier house on the site was demolished by Percy Sanden Godman in 1878. A new dwelling of three storeys, in brick with stone dressings and Tudor in style was constructed in its place. The building is now used as a day and boarding school for boys.	Low + 1	Negligible 0	Not Significant + 1

It is suggested that of the heritage assets identified in **Table 28** the following may be more sensitive to potential changes to their significance;

- Bennetts (NHLE 1286000)
- Little Slaughterford (NHLE 1193795)
- Barns Green Village Stores (NHLE 1027044)
- The Queens Head PH (NHLE 1193788)
- Blacksmiths Cottage (NHLE 1354176)

It is suggested that the remaining designated 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.

## Assessment of identified designated heritage assets

**Bennetts – Grade 2 listed building** (NHLE 1286000) the significance of the building relates to the historic fabric of the building, and its character as a historic farmstead. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting.

**Little Slaughterford - Grade 2 listed building** (NHLE 1193795) the significance of the building relates to the historic fabric of the building, and its character as a small historic farmstead. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting.

**Barns Green Village Stores – Grade 2 listed building** (NHLE 1027044) the village store consists of an early-C19 range of cottages, now a single house with attached village shop. The significance of the building relates to its architectural interest (the house retains much of its rhythm and character as a terrace of early-C19 cottages), interior survival (the plan-form of the terrace remains legible internally, and notable features include the brick built fireplace with timber bressumer and bread oven, along with the visible floor frames, and structural timbers), and historic interest (in its early form and subsequent evolution, the building reflects aspects of the changing pattern of rural domestic buildings from the early C19 into the C20).

**The Queens Head PH - Grade 2 listed building** (NHLE 1193788) The Public House was originally known as The Bricklayers Arms in 1844, and became the Queens Head prior to 1852. The significance of the building relates to its historic fabric, and its character as a rural village pub.

**Blacksmiths Cottage - Grade 2 listed building** (NHLE 1354176) the significance of the building relates to the historic fabric of the building, and the use of traditional vernacular materials.

## 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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 retention of Smugglers Lane with appropriate screening, and an enhancement of its function as a historic routeway.
- A strong green boundary should be maintained along Muntham Drive.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the land to the west and the development should be considered.
- A lesser density of development should be considered close to Bennetts to retain an understanding of the rural setting of the heritage asset which forms part of their significance.
- Any access from Chapel Lane should be of a rural scale to preserve the setting of Bennetts.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.



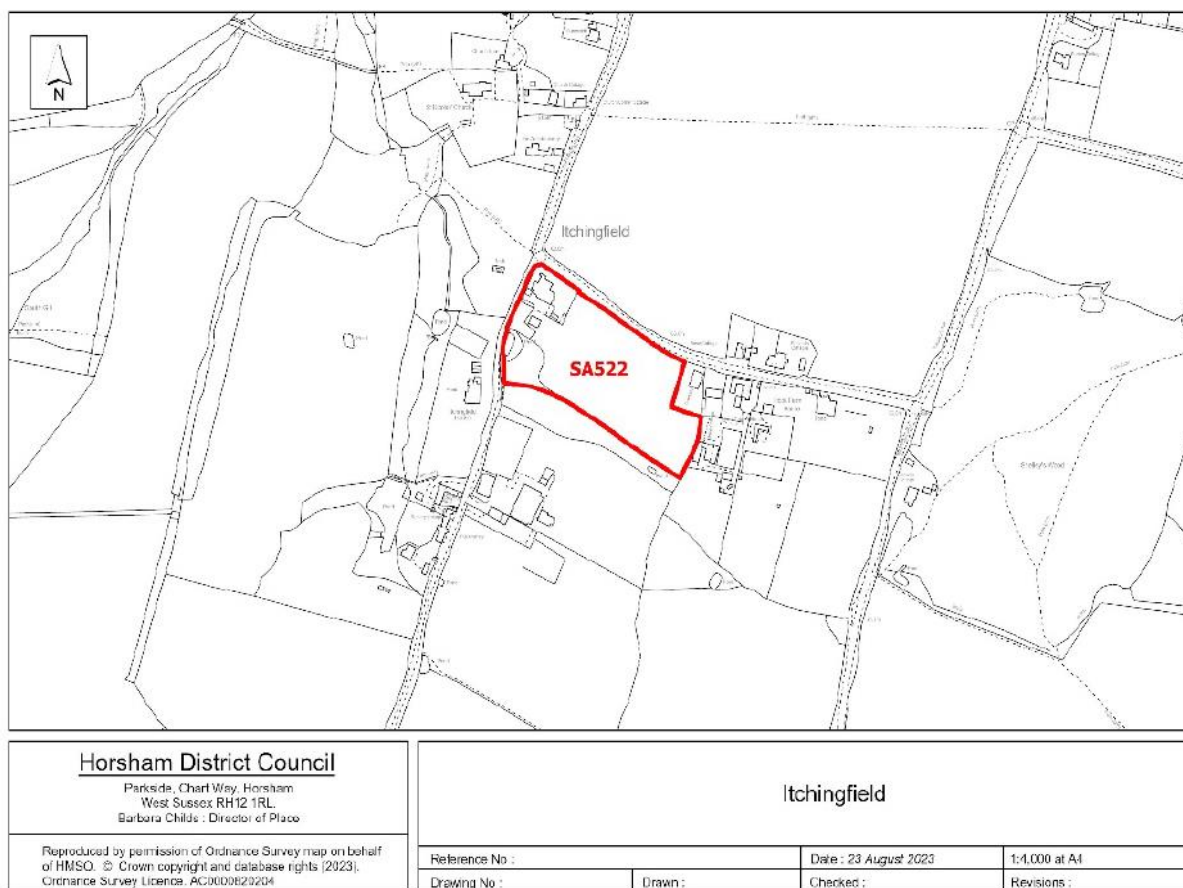
**Cultural Heritage Desk Based Assessment – Old School Site SA522.**

Introduction

The Old School site, Itchingfield has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA522.

**Figure 9** identifies the site which is located to the south of Itchingfield Road, and contains the former victorian Junior School in its north western corner. A public bridleway runs along the western boundary of the site.

**Figure 9 – Land proposed at the Old School Site, Itchingfield SA522**



The site is currently vacant but was previously used as a Junior School with associated playing and sports field.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being co-axial fields of early medieval/ Dark Age date. To the north of the site is the core of the hamlet of Itchingfield with its twelfth century church. It would appear from the available evidence that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 29** has no known heritage assets within its boundaries. However within the wider study area there are 10 listed buildings, 0 archaeological sites, 0 scheduled monuments and 5ANA's as shown in **Table 30**.

**Table 29: 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	10 – 2 grade2*, 8 grade 2
Conservation Areas	0	1 Itchingfield Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	5 (1 red, 4 Amber)

**Table 30: Archaeological Notification Areas within the wider study area**

Area	Description	Category
1	Historic Core of Itchingfield	Red (Horsham 020)
2	Westons Farm Medieval Historic Farmstead	Amber (Horsham 173)
3	Toat Farm Medieval Historic Farmstead	Amber (Horsham 172)
4	Fulfords Farm Medieval to post Medieval Farmstead	Amber (Horsham 171)
5	Sharpenhurst Farm Medieval Farmstead	Amber (Horsham 176)

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. The site adjoins the Red ANA of the historic core of Itchingfield. It may be that the site could contain archaeological remains despite it falling beyond the ANA area.

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 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.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. However within the wider study areas there were 8 grade 2 listed buildings, 2 grade 2\* listed building (St Nicolas Church and The Priests House) and the Itchingfield Conservation Area.

### Heritage Assets and Potential Impacts

**Table 31** 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 31: 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	St Nicolas Church	Grade 2* listed building	1193818	Chancel, nave with south aisle and porch and west tower. The Tower, which is built entirely of wood, C15. Remainder nominally Norman but largely rebuilt by Sir Gilbert Scott in 1866, when the south aisle and porch were added.	High + 3	Low +1	Potentially Significant + 4
2	Priests House	Grade 2* listed building	1027046	11* Pre-Reformation clergy house at the edge of the churchyard, later converted into almshouses and later used as a vestry. Eastern two bays of c.1500, western bay of c.1600, partially refronted in the late C18.	High + 3	Low +1	Potentially Significant + 4
3	Church Farmhouse	Grade 2 listed building	1354178	L-shaped building. West wing 17 or earlier timber-framed building with plaster infilling. Front or south-east wing C18. Two storeys. Three windows. Painted brick. Horsham slab roof. Casement windows. Doorway with flat hood on brackets.	High + 3	Low +1	Potentially Significant + 4
4	Church Corner Cottage	Grade 2 listed building	1193828	C17 timber-framed building, refaced with red brick and grey headers alternately. Hipped tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Low +1	Potentially Significant + 4
5	New House (Bailings)	Grade 2 listed building	1027047	C18 or earlier. Two storeys. Three windows. Tile-hung. Horsham slab roof. Casement windows. Doorway with sloping tile-hung hood.	High + 3	Low +1	Potentially Significant + 4
6	Westons Farmhouse	Grade 2 listed building	1285963	C17 or earlier. Two storeys. Three windows. Now fronted with painted brick on ground floor and weather-boarding above. Horsham slab roof. Glazing bars intact on first floor. Casement windows. Gable at south end of front. Tile-hung projection with gable over added to north-west in C19.	High + 3	Negligible 0	Not Significant + 3
7	Muntham Lodge	Grade 2 listed building	1027048	Originally the north Lodge of Muntham House (House now Muntham House School). Small square early C19 building. Stuccoed. Overhanging eaves. Hipped slate roof with chimneys in centre. Pointed windows with glazing bars. Pointed doorways. One storey. Two windows and one doorway to each front.	High + 3	Negligible 0	Not Significant + 3
8	Itchingfield House	Grade 2 listed building	1193834	Late C18. Two storeys. Three windows. Red brick. Modillion eaves cornice. Half-hipped roof of Horsham slabs. One C19 gabled dormer. Glazing bars intact on first floor. Addition of lower elevation to north.	High + 3	Medium + 2	Significant + 5
9	Locketts	Grade 2 listed building	1027049	C16 timber-framed house with plaster and painted brick infilling. Horsham slab roof. Casement windows. Massive red brick chimney breast on west side, Wealden sandstone at the bottom with 2 windows in it, brick above, the top connected to the roof by a gable.	High + 3	Negligible 0	Not Significant + 3
10	Toat Farmhouse	Grade 2 listed building	1354180	Half-H-shaped C17 or earlier house. Two storeys. Three windows. Now fronted with red brick and grey headers on ground floor and tile-hung above. Horsham slab roof. Gables to the projections. Casement windows.	High + 3	Negligible 0	Not Significant + 3
11	Itchingfield Conservation Area	Conservation Area			High + 3	Low +1	Potentially Significant + 4

It is suggested that of the heritage assets identified in **Table 31** the following may be more sensitive to potential changes to their significance;

- Itchingfield Conservation Area
- Itchingfield House (NHLE 1193834)
- New House (Bailings) (NHLE 1027047)
- St Nicolas Church (NHLE 1193818)
- Priests House Grade (NHLE 1027046)
- Church Farmhouse (NHLE 1354178)
- Church Corner Cottage (NHLE 1193828)

It is suggested that the remaining designated 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed, with green boundaries.

- A lesser density of development should be considered to ensure that the historic rural character Itchingfield is retained, with adequate spacing between properties enabling views through the site.
- Care should be taken that Itchingfield House (The Old Rectory) retains its rural setting and its connection to the church and wider landscape.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.

LOWER BEEDING



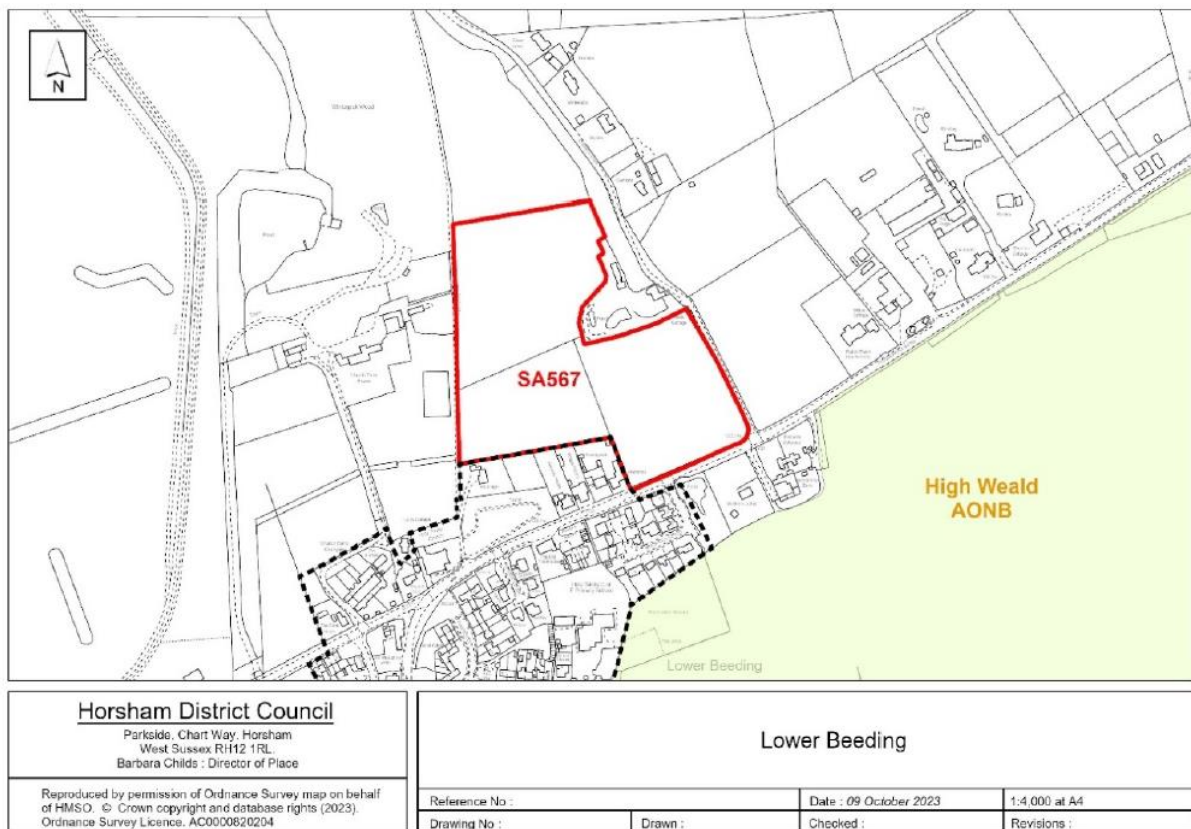
## Cultural Heritage Desk Based Assessment - Land at Glayde Farm, West of Church Lane SA567.

### Introduction

Land at Glayde Farm, Lower Beeding has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA567.

**Figure 10** identifies the site which is located to the north of Handcross Road. A public footpath (LOB/1709/1) runs along the western boundary of the site.

Figure 10 – Land proposed at Glayde Farm SA567



### Topography and Geology

The site is currently greenfield agricultural land.

The solid geology of the site as shown by the British Geological Survey is Upper Tunbridge Wells Sand with a small area of Mudstone at the northern end of the site.

### Overview

## Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as planned private enclosure. To the southern side of Handcross Road there is evidence of brickworks, Dockers Lodge Historic Farmstead and to the south east evidence of cropmarks. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 32** has 0 archaeological sites within its boundary. Within the wider study area there are 4 listed buildings, 0 archaeological sites, 1 Registered Park and Garden, 0 scheduled monuments and 2 ANA's as shown in **Table 33**.

**Table 32: 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	4 – all Grade 2
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	Leonardslee Gardens 1 km to south Grade 1
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	2 (2 Red)

**Table 33: Archaeological Notification Areas within the study area of land at Lower Broadbridge Farm.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate	Red (Horsham 016)
2	Leonardslee Registered Park and Garden, Lower Beeding	Red (Horsham 074)

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.

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.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the wider study area there were 4 grade 2 listed buildings, and a grade 1 Park and Garden (Leonardslee).

### Heritage Assets and Potential Impacts

**Table 34** 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 34: 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	Parish Church of the Holy Trinity	Grade 2 listed building	1027015	Chancel, nave with south aisle and tower at the west end of it. Built in 1840 by H J Underwood as a copy of Littlemore Church near Oxford. The aisle added by Habershon in 1864. C13 style. Stone.	High + 3	Low + 1	Potentially Significant + 4
2	Lower Beeding War Memorial	Grade 2 listed building	1462995	Memorial cross, likely to date from the 1890s, later converted into a First World War memorial. MATERIALS: limestone with a bronze plaque; DESCRIPTION: the memorial is located to the south-east of the Grade II listed Parish Church of the Holy Trinity, within the churchyard. It consists of a lantern cross on a tapering, square-section, shaft. This rises from a square pedestal with a carved quatrefoil tracery design on each face and a splayed foot. The whole is set on a two-stepped octagonal base. The west face of the foot of the shaft is inscribed THIS CROSS/ WAS USED AS A/ WAR SHRINE/ 1914 – 1919. The names of the 26 fallen from the First World War are recorded on the remaining faces of the foot of the cross shaft. A bronze plaque is set into the south face of the pedestal and bears an inscription in Old English lettering which commemorates Jane Clifford Hubbard. This reads WE PRAISE THEE O GOD/ FOR ALL THY SERVANTS WHO HAVE/ DEPARTED THIS LIFE IN THY FAITH/ & REST & SLEEP THE SLEEP OF PEACE/ ESPECIALLY FOR THY SERVANT/ JANE CLIFFORD HUBBARD/ WHO RESTS IN THIS CHURCHYARD/ WITH MANY WHOM SHE LOVED WELL/ & WHOSE NAMES (?)... HERE/ BE WRITTEN IN THE BOOK OF LIFE/ ANNO D... MDCCCXCII.	High + 3	Low + 1	Potentially Significant + 4

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
3	The Plough Inn	Grade 2 listed building	1027016	Tall C18 building. Two storeys and attic. Three windows. Stuccoed. Hipped slate roof. Glazing bars intact. Three blind window-spaces at attic level. Later gabled porch.	High + 3	Negligible 0	Not Significant + 3
4	Newells Cottages	Grade 2 listed building	1354181	Formerly 2 cottages. Circa 1850. Two storeys. Four windows. Ashlar. Tiled roof. Casement windows with stone mullions and transoms. Gable in centre. Two doorways with flat hoods over.	High + 3	Negligible 0	Not Significant + 3
5	Leonardslee	Grade 1 Park and Garden	100159	Early C20 landscaped plantsman's garden with early C19 origins and with mid to late C20 addition and development.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 34** the following may be more sensitive to potential changes to their significance;

- Parish Church of Holy Trinity (NHLE 1027015)
- Lower Beeding War Memorial (NHLE 1462995)

It is suggested that the remaining designated 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.

#### Assessment of identified designated heritage assets

**Parish Church of Holy Trinity - Grade 2 listed building** (NHLE 1027015) the significance of the building relates to the historic fabric of the building, as a nineteenth century church in the thirteenth century style. The dwelling has a legible historic and functional relationship with the vicarage and graveyard, and its wider community. Its setting is supported by the tranquillity of the land to the north and east, in contrast to the busy road to the south.

**Lower Beeding War Memorial – Grade 2 listed building** (NHLE 1462995) the significance of the memorial relates to its historic interest due to its link to world conflicts, its materials, and as a focus for grief and remembrance of the community within which it sits. The war memorial has a legible historic and functional relationship with the church, which forms a dignified and tranquil setting.

### 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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;

- Any development should reflect the rural scale of Lower Beeding.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the land to the north and east and any development should be considered, to retain the rural character of the area.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- Long views through the site over farmland to wooded areas should be retained.
- Views of the church in its rural setting should be retained as part of any development.

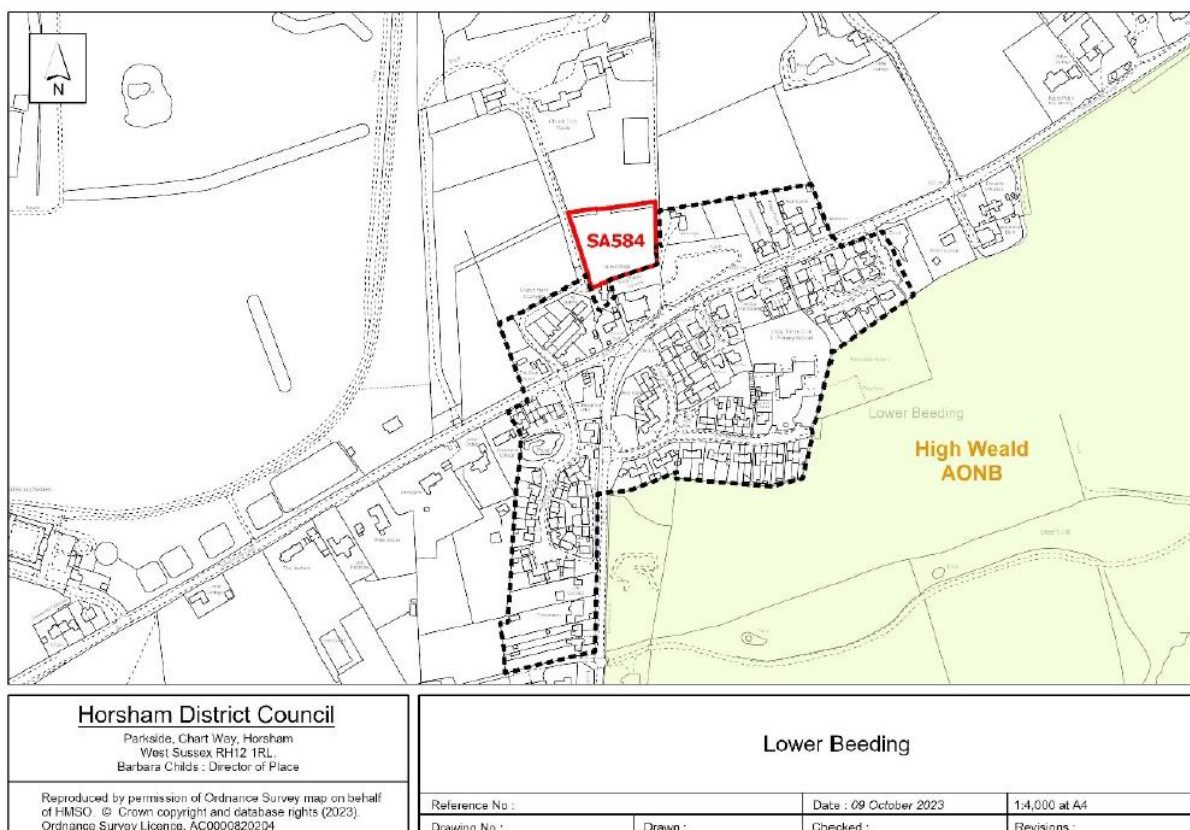
**Cultural Heritage Desk Based Assessment - Land South of Church Farmhouse, Lower Beeding SA584.**

**Introduction**

Land to the south of Church Farmhouse, Lower Beeding has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA584.

**Figure 11** identifies the site which is located to the north of Handcross Road. The site is located to the north of Trinity Cottage and Holy Trinity Church, and to the west of The Vicarage.

**Figure 11 – Land proposed to South fo Church Farmhouse SA584**



**Overview**

**Archaeology**

According to the Victoria County History entry for Lower Beeding, the site formed part of the historic St Leonards Forest. The parish of Lower Beeding was not separated from its historical ecclesiastical parish of Upper Beeding, until 1838. It acquired its own parish church

in 1840. When the parish formed part of Upper Beeding, settlement was characterised by widely disbursed individual farmsteads with little nucleated development. Houses increased in number with the growth of the iron industry during the late medieval and early modern period but remained scattered. Settlement increased significantly from around the 1820s when heathland began to be reclaimed but it was not until the separation of the parishes and the building of Lower Beeding church that the first evidence of the nucleated village, originally called Plummers Plain Crossways, began to form. The Historic Landscape Characterisation Study identifies the proposed site as formal enclosure. On the southern side of Handcross Road to the east of the site there is evidence of brickworks, Dockers Lodge Historic Farmstead and to the south east evidence of cropmarks. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 35** has 0 archaeological sites within its boundary. Within the wider study area there are 5 listed buildings, 1 archaeological site, 1 Registered Park and Garden, 0 scheduled monuments and 2 ANA's as shown in **Table 36**.

**Table 35: 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	5 – all Grade 2
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	Leonardslee Gardens 0.98 km to south Grade 1
Wreck sites	0	0
Archaeological Sites	0	1 – 0.99 km to the south
Archaeological Notification Areas	0	2 (2 Red)

**Table 36: Archaeological Notification Areas within the study area**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate	Red (Horsham 016)
2	Leonardslee Registered Park and Garden, Lower Beeding	Red (Horsham 074)



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. The site contains an archaeological site and adjoins a red ANA.

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.

Within the proposed development site there were no listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the wider study area there were 5 grade 2 listed buildings, and a grade 1 Park and Garden (Leonardslee).

### Heritage Assets and Potential Impacts

**Table 37** 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 37: 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	Parish Church of the Holy Trinity	Grade 2 listed building	1027015	Chancel, nave with south aisle and tower at the west end of it. Built in 1840 by H J Underwood as a copy of Littlemore Church near Oxford. The aisle added by Habershon in 1864. C13 style. Stone.	High + 3	Medium + 2	Significant + 5
2	Lower Beeding War Memorial	Grade 2 listed building	1462995	Memorial cross, likely to date from the 1890s, later converted into a First World War memorial. MATERIALS: limestone with a bronze plaque; DESCRIPTION: the memorial is located to the south-east of the Grade II listed Parish Church of the Holy Trinity, within the churchyard. It consists of a lantern cross on a tapering, square-section, shaft. This rises from a square pedestal with a carved quatrefoil tracery design on each face and a splayed foot. The whole is set on a two-stepped octagonal base. The west face of the foot of the shaft is inscribed THIS CROSS/ WAS USED AS A/ WAR SHRINE/ 1914 – 1919. The names of the 26 fallen from the First World War are recorded on the remaining faces of the foot of the cross shaft. A bronze	High + 3	Low + 1	Potentially Significant + 4

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
				plaque is set into the south face of the pedestal and bears an inscription in Old English lettering which commemorates Jane Clifford Hubbard. This reads WE PRAISE THEE O GOD/ FOR ALL THY SERVANTS WHO HAVE/ DEPARTED THIS LIFE IN THY FAITH/ & REST & SLEEP THE SLEEP OF PEACE/ ESPECIALLY FOR THY SERVANT/ JANE CLIFFORD HUBBARD/ WHO RESTS IN THIS CHURCHYARD/ WITH MANY WHOM SHE LOVED WELL/ & WHOSE NAMES (?)... HERE/ BE WRITTEN IN THE BOOK OF LIFE/ ANNO D... MDCCCXCII.			
3	The Plough Inn	Grade 2 listed building	1027016	Tall C18 building. Two storeys and attic. Three windows. Stuccoed. Hipped slate roof. Glazing bars intact. Three blind window-spaces at attic level. Later gabled porch.	High + 3	Low + 1	Potentially Significant + 4
4	Newells Cottages	Grade 2 listed building	1354181	Formerly 2 cottages. Circa 1850. Two storeys. Four windows. Ashlar. Tiled roof. Casement windows with stone mullions and transoms. Gable in centre. Two doorways with flat hoods over.	High + 3	Negligible 0	Not Significant + 3
5	Old Church House, The Glebe	Grade 2 listed building	1027009	Formerly the Vicarage, now 2 houses. L-shaped building of circa 1840. Two storeys. Six windows. Ashlar, northernmost window bay faced with roughcast. Slate roof. Small gable in centre of east front. South-west wing is of higher elevation. Porch in angle of the L.	High + 3	Negligible 0	Not Significant + 3
6	Leonardslee	Grade 1 Park and Garden	100159	Early C20 landscaped plantsman's garden with early C19 origins and with mid to late C20 addition and development.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 37** the following may be more sensitive to potential changes to their significance;

- Parish Church of Holy Trinity (NHLE 1027015)
- Lower Beeding War Memorial (NHLE 1462995)
- The Plough Inn (NHLE 1027016)

It is suggested that the remaining designated 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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;

- Any development should reflect the rural scale of Lower Beeding.
- Any new access should be sensitive to the rural settlement edge.
- New buildings should be traditionally scaled and detailed.
- An area of transition between the land to the north and west and any development should be considered, to retain the rural character of the area.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality, including the setting of the church.
- Any proposal should reflect the sporadic form of development on the fringe of the settlement and retain an understanding of the relationship between the church and its wider countryside setting.
- Views of the church in its rural setting should be retained as part of any development.

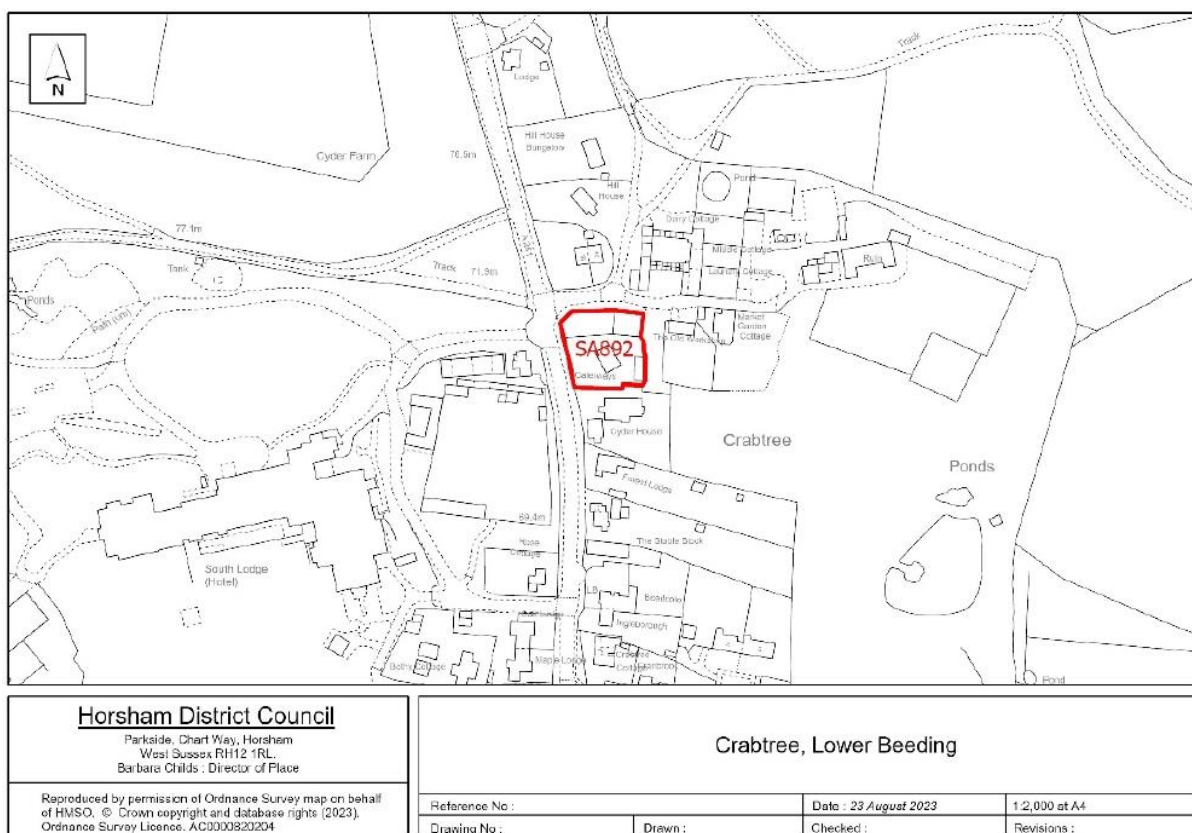
**Cultural Heritage Desk Based Assessment - Land at Cyder Farm, Crabtree, Lower Beeding SA892.**

**Introduction**

Land to the north of Cyder House, Crabtree, Lower Beeding has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA892.

**Figure 12** identifies the site which is located to the east of the A281.

**Figure 12 – Land at Cyder Farm, Crabtree SA892**



**Overview**

**Archaeology**

According to the Victoria County History entry for Lower Beeding, the site formed part of the historic St Leonards Forest. The parish of Lower Beeding was not separated from its historical ecclesiastical parish of Upper Beeding, until 1838. It acquired its own parish church in 1840. When the parish formed part of Upper Beeding, settlement was characterised by widely disbursed individual farmsteads with little nucleated development. Houses increased in number with the growth of the iron industry during the late medieval and early modern

period but remained scattered. Settlement increased significantly from around the 1820s when heathland began to be reclaimed but it was not until the separation of the parishes and the building of Lower Beeding church that the first evidence of the nucleated village, originally called Plummers Plain Crossways, began to form. The Historic Landscape Characterisation Study identifies the proposed site as nurserys with greenhouses. A residential dwelling, derelict barn and farm building are currently in situ on the site. The existing buildings on and surrounding the site include a range of housing styles from 1840 to the 1970s. Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 38** has 0 archaeological sites within its boundary. Within the wider study area there are 7 listed buildings, 1 Registered Park and Garden, the Crabtree Conservation Area and 2 ANA's as shown in **Table 39**.

**Table 38: 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	7– all Grade 2
Conservation Areas	1	1
Registered Battlefields	0	0
Registered Park and Gardens	0	Leonardslee Gardens 0.98 km to south Grade 1
Wreck sites	0	0
Archaeological Sites	0	1 – to the north
Archaeological Notification Areas	0	2

**Table 39: Archaeological Notification Areas within the study area**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Gosden Furnace Site	Amber (Horsham 030)
2	Leonardslee Registered Park and Garden, Lower Beeding	Red (Horsham 074)

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. The site contains an archaeological site and adjoins a red ANA.

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.

Within the proposed development site there were no listed buildings, but it is within the Crabtree Conservation Area. Within the wider study area there were 7 grade 2 listed buildings, and a grade 1 Park and Garden (Leonardslee).

### Heritage Assets and Potential Impacts

**Table 40** 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 40: 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	Crabtree Inn	Grade 2 listed building	1027007	Late C18 or early C19. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Modern porch and ground floor addition at north end.	High + 3	Negligible 0	Not Significant + 3
2	Peppersgate	Grade 2 listed building	1027008	Restored L-shaped C16 timber-framed house with modern brick infilling, ground floor rebuilt in brick. Gable at end of south wing with renewed bargeboards. Horsham slab roof. Modern casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
3	South Cottage and North Cottage	Grade 2 listed building	1354158	One building, now sub-divided. C16 L-shaped timber-framed building with red brick infilling, ground floor of east front sandstone. East wing has a tile-hung gable. Horsham slab roof. Two storeys. Four windows. C18-19 sandstone and tile-hung addition at south end.	High + 3	Negligible 0	Not Significant + 3
4	Barn adjoining South Cottage	Grade 2 listed building	1366103	C17 timber-framed building with red brick infilling, partly refaced with red brick and weather-boarding. Hipped tiled roof.	High + 3	Negligible 0	Not Significant + 3
5	Gorse Dean Mill	Grade 2 listed building	1027090	C17 or earlier timber-framed house refronted with red brick on ground floor and tile-hung above but the timbering with plaster infilling exposed in north west wall. Horsham slab roof. Casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
6	Leonardslee	Grade 2 listed building	1027010	Italianate house designed by T L Donaldson in 1853. Two storeys. Ashlar. Slate roof. Wide eaves bracket cornice. Sash windows. Porch with 4 rusticated Tuscan columns. To north-east is a probably older and Georgian wing of 3 window-bays, now the office wing. Interior has a central hall with Ionic columns based on those of the Erectheum.	High + 3	Negligible 0	Not Significant + 3



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
7	Lodge to north west of Leonardslee	Grade 2 listed building	1027011	Early C19 octagonal building faced with Roman cement. Slate roof. Casement windows. Porch with sloping roof. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
8	Crabtree Conservation Area	Conservation Area			High + 3	Medium + 2	Significant + 5
9	Leonardslee	Grade 1 Park and Garden	100159	Early C20 landscaped plantsman's garden with early C19 origins and with mid to late C20 addition and development.	High + 3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 40** the following may be more sensitive to potential changes to their significance;

- Crabtree Conservation Area

It is suggested that the remaining designated 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the heritage assets identified as being potentially subject to change 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;

- Any development should reflect the rural scale of Lower Beeding and the special historic and architectural character of the conservation area.
- New buildings should be traditionally scaled and detailed.

NORTH HORSHAM

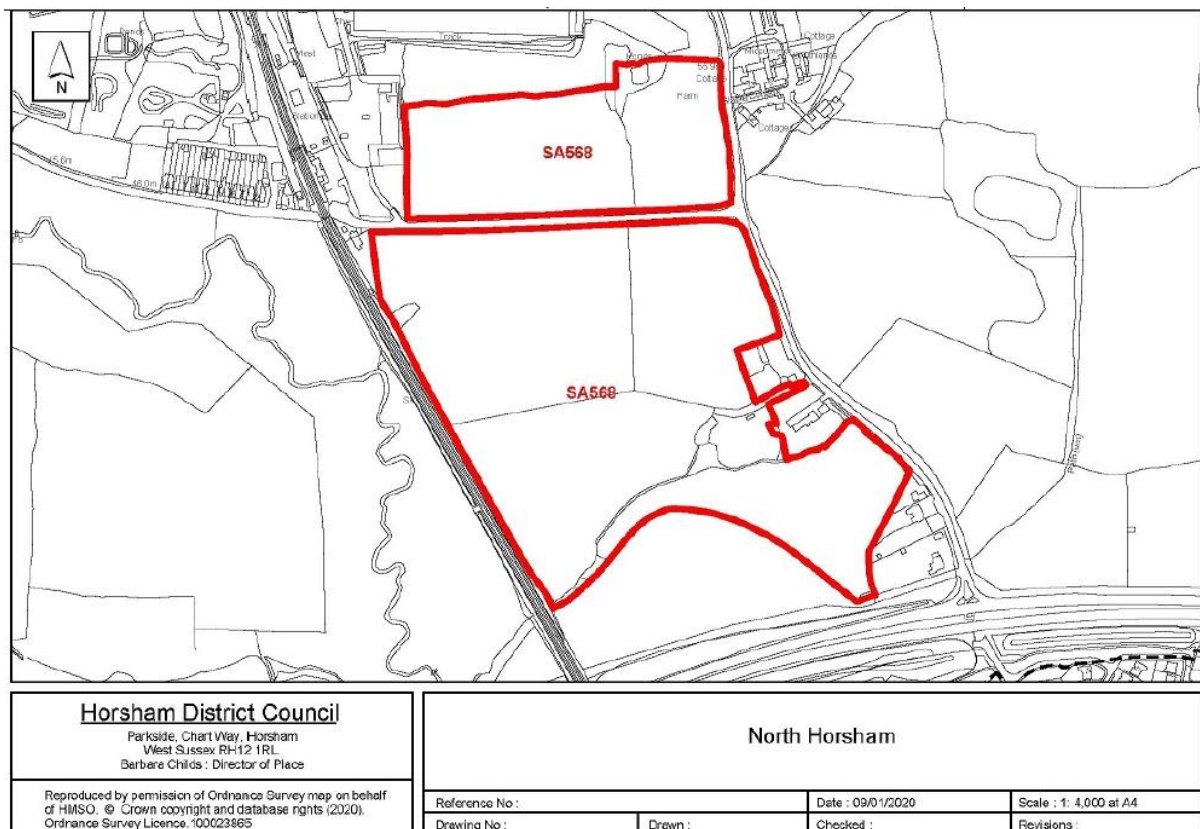
## **Cultural Heritage Desk Based Assessment – Land around Mercer Road SA568**

### Introduction

Land to the north and south of Mercer Road, to the west of Warnham Station, has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA568.

**Figure 13** identifies site SA568.

**Figure 13 – Land around Mercer Road SA568.**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval to modern field amalgamation. The northern part of the site is linked to minerals and chemicals processing. Adjoining the site boundary to the west is Pondtail Farm historic farmstead, whilst to the north east is Graylands Farm historic farmstead. 0.11 km to the north east of the site is a moated site (Scheduled Ancient Monument NHLE 1010500) The monument includes “a rectangular moated site 100m north

of Grayland Farm an situated in a low lying area 500m north-east of Boldrings Brook, a tributary of the river Arun. The site is aligned NNW-SSE with maximum external dimensions of 70m by 65m. All four arms of the moat are water-filled, the ditch being between 5m and 10m wide and enclosing an area 50m square. Along the outside of the west arm of the moat is a retaining bank, c.8m wide and 0.8m high, which supports the down slope side of the ditch. No indication of buildings survive on the island although brick foundations were visible until recently on the western side. These are likely to be associated with the re-use of the monument as a landscape feature, adapted as part of the grounds of Graylands, probably in the mid-19th century when the island was planted with exotic species of trees and shrubs. A bridge was also constructed in this period, the brick foundations of which are situated on either side of the northern part of the east arm of the moat. The fencing which surrounds the monument is excluded from the scheduling, although the ground beneath it is included.)”

The development site as summarised in **Table 41** has 0 scheduled monuments and 0 ANA's. Within the wider study area there is 1 scheduled monument, 10 listed buildings, 2 archaeological sites, and 4 ANA's (see **Table 42**).

**Table 41: 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	1 - 0.11 km to the north east
Listed Buildings	0	10
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	1 – Warnham Court registered park and garden NHLE 1001413
Wreck sites	0	0
Archaeological Sites	0	2 – 0.96 km to the east, and 0.07 km to the north east.
Archaeological Notification Areas	0	4

**Table 42: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Medieval Moated Site and Warnham Brickworks, North Horsham	Amber (Horsham 007)
2	Former Warnham Brickworks	Amber (Horsham 068)
3	Medieval Moated Sites and Iron Working Sites, Rusper and North Horsham	Red (Horsham 006)
4	Warnham Court Registered Park and Garden, Warnham	Red (Horsham 076)

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 43** 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 43: 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	Holbrook Park	Grade 2 listed building	1193406	Mid C19. Two storeys. Eight windows. Faced with cement. Balustraded parapet. Windows in moulded architrave surrounds, those on first floor with cornices over on console brackets. Mostly casement windows, but some sashes on ground floor with glazing bars. Projecting Italianate tower at north-east corner with wide eaves cornice on console brackets. Wide porch towards the south end with coupled Ionic columns. Another porch to the north of this containing an elliptical-headed doorway.	High +3	Negligible 0	Not Significant + 3
2	Holbrook Park House	Grade 2 listed building	1354147	Possibly the former stables to Holbrook Park. Early-mid C19. Two storeys. Three windows. Stuccoed. Stringcourses, cornice and parapet with pediment. Windows in moulded architrave surrounds and glazing bars intact. Doorway in moulded architrave surround.	High +3	Negligible 0	Not Significant + 3
3	Ryders Farmhouse	Grade 2 listed building	1193397	Small early 17 or earlier house, enlarged in the early C19. Two storeys. Three windows. Timber-framed building with red brick infilling. Horsham slab roof to the original portion. One window bay in red brick with gable over and tiled roof added at south end. Casement windows. Porch with room over having lozenge-shaped and diamond-shaped panes to the window.	High +3	Negligible 0	Not Significant + 3
4	South Lodge to Holbrook Park	Grade 2 listed building	1027066	Circa 1830. One storey. Five window. Faced with roughcast. Tiled roof. Casement windows with latticed panes. The east end is octagonal with a pointed roof.	High +3	Negligible 0	Not Significant + 3

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
5	Fivensgreen	Grade 2 listed building	1027065	Formerly 2 cottages, now one house. Built about 1845 in early C17 style. Two storeys. Two windows. Painted brick. Tiled roof. Gable at each end of front with diagonally-protruding bricks intended to give the effect of bargeboards. Casement windows, with dripstones on first floor. In centre of first floor between the gables are 2 tiny triangular-headed windows. On the outside of each gable is a ground floor portion with pentice roof and another tiny triangular-headed window. Cabled wooden porch.	High +3	Negligible 0	Not Significant + 3
6	Great Daux	Grade 2 listed building	1181304	Now 2 cottages. Tall C17 or earlier timber-framed building with roughcast infilling, ground floor rebuilt in ashlar with red brick dressings and quoins. Horsham slab roof. Casement windows with small square panes. Pair of doorways with pyramidal tiled hood over supported on wooden uprights. Two storeys and attic. Three windows. Two gabled dormers.	High +3	Negligible 0	Not Significant + 3
7	Westons Cottages	Grade 2 listed building	1354254	C17 timber-framed building with rough plaster infilling. Tiled roof. Casement windows with latticed panes. Two storeys. Six small windows. Two bays on ground floor.	High +3	Negligible 0	Not Significant + 3
8	Little Daux	Grade 2 listed building	1026886	C16 or C17 timber-framed cottage with modern red brick infilling. Horsham slab roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
9	Weston Place	Grade 2 listed building	1026884	C15 house, rebuilt in 1907. A tablet on the house gives the exact date as 1450. Timber-framed building, rebuilt in red brick, but some timbering with plaster infilling exposed in north wall. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys and attic. Three windows. Two gabled dormers.	High +3	Negligible 0	Not Significant + 3
10	Timber framed outbuilding to north of Weston Place	Grade 2 listed building	1026885	C17 timber-framed building with red brick infilling and Horsham slab roof.	High +3	Negligible 0	Not Significant + 3

It is suggested that the designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested in **Table 43** above as a minimum is undertaken to fully understand the impact of any development on significance.



## 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. It is also suggested that further research is undertaken to identify if Pondtail House could be identified as a non-designated heritage asset.

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.

With regards to the listed buildings identified in **Table 43** 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;

- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the east.
- Further research should be undertaken to identify if Pondtail House could be considered to be a non-designated heritage asset.

WEST GRINSTEAD / PARTRIDGE GREEN

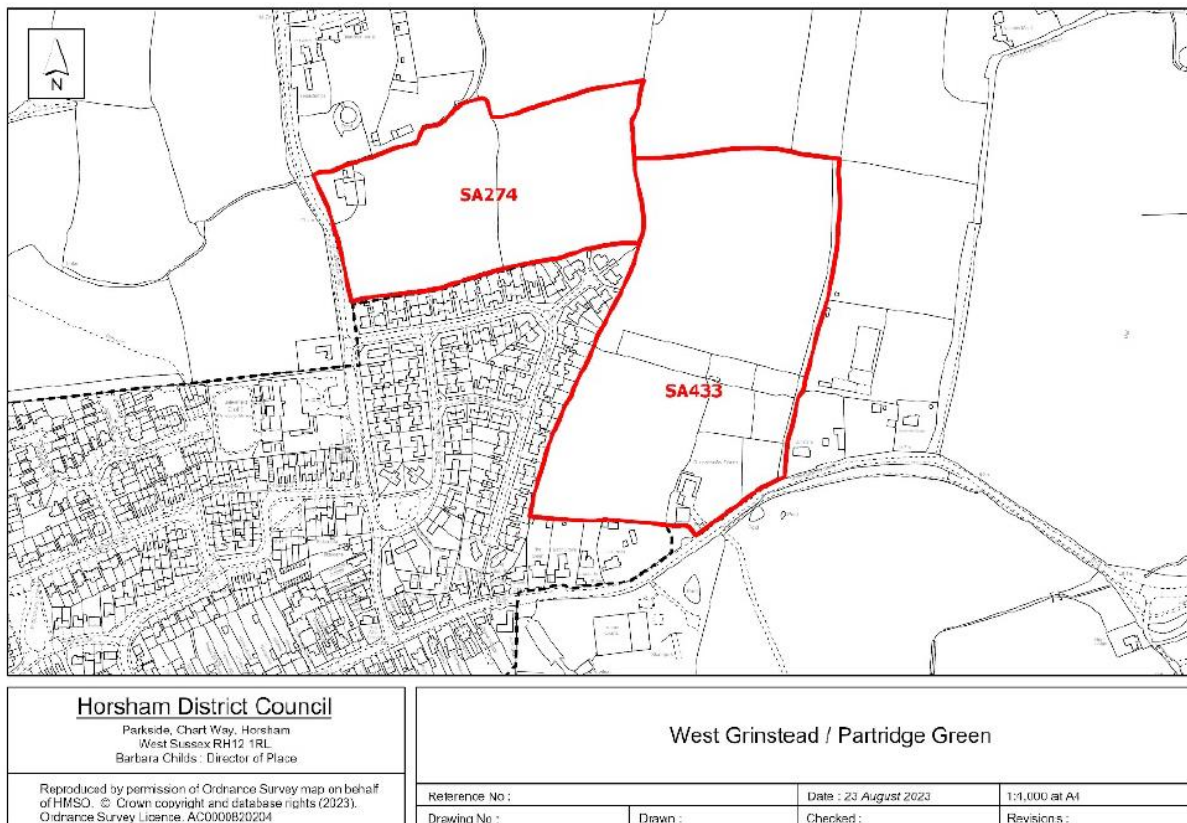
**Cultural Heritage Desk Based Assessment - Land north of The Rise, Partridge Green. SA 274**

**Introduction**

Land north of The Rise has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA274. An appeal has been dismissed on the site and the issues raised by the Inspector in DC/13/1187 relating to heritage should be considered in addition to the points raised below.

**Figure 14** identifies site SA274. The site is located on the eastern side of Littleworth Lane to the north of the residential development of The Rise.

**Figure 14 – Land north of The Rise, SA274**



**Topography and Geology**

The land rises to the east of the site, and appears to be green field pasture with agricultural buildings in the north western corner, enclosed by hedging. The Historic OS identifies a pond in this location. The southern area of the site is on higher ground with the land falling

from the south east corner to the north. The land level of The Rise is slightly higher than the proposed site.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone.

### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the proposed site as being associated with medieval to post medieval enclosures. To the north is the historic farmstead of Blanches Farm. There is 1 archaeological site within the wider study area.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 44** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 22 listed buildings, and 1 archaeological site.

**Table 44: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	22
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.78 km to north west
Archaeological Notification Areas	0	0

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.

Within the proposed development site there were no listed buildings. Within the wider study area are 22 grade 2 listed buildings.

### Heritage Assets and Potential Impacts

**Table 45** 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 45: 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	Beauchamps	Grade 2 listed building	1181716	Formerly 2 cottages. C17 or earlier timber-framed building with red brick infilling, now refronted with brick. Horsham slab roof, replaced with tiles at the front. Horizontally-sliding sash windows. One window at the back has its original wooden mullion. Two storeys. Four windows.	High + 3	Medium +2	Significant + 5
2	Barn to north of Beauchamps	Grade 2 listed building	1354250	Faced with weather-boarding. Hipped tiled roof with pentice to north half of west front.	High + 3	Medium +2	Significant + 5
3	Blanches	Grade 2 listed building	1181723	C16 timber-framed building with plaster infilling and curved braces on first floor. Sprocket eaves. Hipped roof of Horsham slabs. Casement windows with diamond-shaped panes, one retaining its original wooden mullion. Two storeys. Three windows. Modern addition in imitation timbering to west.	High + 3	Medium +2	Significant + 5
4	Haynes	Grade 2 listed building	1026874	Probably C17, refaced with painted brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Modern hipped tiled hood over the doorway. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3
5	Minster Cottages	Grade 2 listed building	1354249	No 2 also called Old Minster Cottage, No 6 also called Well Cottage. The centre portion of this block (Nos 2-4) is probably C17, refaced with red brick. Slate and tiled roofs. Casement windows. Two storeys. Four windows. No 6 is an C18 addition which is stuccoed. Tiled roof. Casement windows. Two storeys. Two windows. No 1 is early C19. Stuccoed. Slate roof. Sash windows with glazing bars. Two storeys. Two windows. No 5 included for group value. One storey. Two windows. Red brick. Tiled roof.	High + 3	Negligible 0	Not Significant + 3
6	Apple store to rear of Potters Field	Grade 2 listed building	1372050	Apple store. C18. Timberframed with brick infill in stretcher bond, raised off ground on 6 brick piers, the front filled in by brick with tiling between courses. Hipped tiled roof Door to front has 3 planks remaining of original 4 plank door, with 2 pintle hinges and iron hinge. Interior has plastered walls. Roof restored in C20 with new rafters and ridgepiece. Originally this building had wooden racks but these became dilapidated and were removed. A rare survival of a rural type.	High + 3	Negligible 0	Not Significant + 3

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
7	Potters Field	Grade 2 listed building	1240239	A c1750 2 bay end chimneystack house extended by one bay in 1984. Front elevation of mathematical tiles, other sides red brick with grey headers. Half-hipped tiled roof with one off central brick stack and one external stack. 2 storeys; originally 2 windows now 3. C20 casements. Modillion eaves cornice. Brick porch with cambered head with dogtooth cornice. Interior has ground floor central room with open fireplace with carved bressumer, C19 cupboards to right hand side, 3 plank C19 door and original staircase, single flight with square newel post.	High +3	Negligible 0	Not Significant + 3
8	Quince Cottage	Grade 2 listed building	1181733	C18. Two storeys. Three windows. Painted brick. Tiled roof. Horizontally-sliding sash windows.	High +3	Negligible 0	Not Significant + 3
9	Needs Farmhouse	Grade 2 listed building	1026875	L-shaped house. C18. Two storeys. Four windows. Faced with Roman cement. Eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact. C19 gabled porch with Horsham slab roof.	High +3	Negligible 0	Not Significant + 3
10	West Grinstead, Dial Post, Littleworth and Partridge Green War Memorial	Grade 2 listed building	1452806	A First World War memorial, unveiled in 1920, with additional inscriptions from the Second World War, reduced in height after storm damage in 1987.	High +3	Negligible 0	Not Significant + 3
11	Medway House	Grade 2 listed building	1181651	Dated 1787. Two storeys and attic. Two windows. One dormer. Red brick and grey headers. Tiled roof. Glazing bars intact. Modern Georgian doorway. Tablet over with the date and the initials B. T. A.	High +3	Negligible 0	Not Significant + 3
12	Eastcot	Grade 2 listed building	1354246	C17. Two storeys. Five windows. Painted brick. Tiled roof. Casement windows, some with pointed Gothic panes. Modern porch.	High +3	Negligible 0	Not Significant + 3
13	Joles Farmhouse	Grade 2 listed building	1284919	C16 timber-framed house, restored and enlarged. The original portion is small. Two storeys. Two windows. Ground floor rebuilt in red brick. Above the timbering is exposed but the first floor has been heightened and a new tiled roof added. Modern casement windows. Modern addition of 2 windows with porch built in red brick at the south end with imitation timbering painted on it.	High +3	Negligible 0	Not Significant + 3
14	Little Hatch	Grade 2 listed building	1354248	Early C19 exterior to a probably older building. The porch has the date 1631 on it. Two storeys. Three windows. Stuccoed. Eaves cornice. Tiled roof. Glazing bars missing. Porch of solid type. Chimney breast on south wall.	High +3	Negligible 0	Not Significant + 3
15	Guess Gardens	Grade 2 listed building	1026864	Two cottages. C18 or earlier. Two storeys. Three windows. Red brick. Horsham slab roof. Horizontally-sliding sash windows. Doorways with flat hoods on brackets.	High +3	Negligible 0	Not Significant + 3

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
16	The Shieling	Grade 2 listed building	1181595	Small C17 timber-framed cottage. One storey and attic. Two windows. Two gabled dormers. Ground floor partly cemented, partly faced with weather-boarding. Tiled roof. Casement windows. Brick chimney breast at south end, partly cemented.	High +3	Negligible 0	Not Significant + 3
17	Deans Cottage	Grade 2 listed building	1284897	C17 or earlier timber-framed cottage with plaster and painted brick infilling. Half-hipped tiled roof. Casement windows. Chimney breast at north-east end. One storey and attic. One window. One gabled dormer.	High +3	Negligible 0	Not Significant + 3
18	Old Priors	Grade 2 listed building	1026871	C17. Two storeys. Four windows. Red brick and grey headers on ground floor, tile-hung above. Hiped tiled roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant + 3
19	Toll Cottage	Grade 2 listed building	1354042	Early C19. Two storeys. Two windows. Red brick and grey headers. Eaves cornice. Slate roof. Casement windows with latticed panes. Two bays on ground floor. Doorway with pediment, shaped hood on brackets.	High +3	Negligible 0	Not Significant + 3
20	Crouchers	Grade 2 listed building	1354244	Formerly 3 cottages. C17 or earlier timber-framed building with plaster infilling and, on the first floor, curved braces and ornamental timbering. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
21	Juniper	Grade 2 listed building	1284869	This is one of a pair of cottages, but the southern one has been modernised and much altered. C17 or earlier building with red brick infilling, first floor refaced with weather-boarding. Tiled roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
22	Keepers Mead	Grade 2 listed building	1354279	C1620, refronted in 19 century and extended by 2 bays in matching style in late 20th century. Original part timber framed, refronted in render to ground floor with some framing visible on the rear elevation and tile hung above with alternate series of courses of plain and curved tiles. Right side elevation is of sandstone blocks. Renewed tiled roof with red brick chimney stack and 2 later brick chimney stacks. 2 storeys 2 windows to original part. 1st floor windows are gabled dormers with 20th century casements. Ground flow windows also 20th century casement with 4-light bay to right side. 20th century gabled weather porch. Date of 1620 reported on back of Dining Room inglenook fireplace. Dining Room also has 1½ inch Chanford spine beam with lambs tongue stops and floor joists with run out stops. Rear wall has boxframe with midrail. Lounge has similar spine beam and flow joists and a moulded bracket beneath the spine beam. 1st floor has jowled posts midrail and series of carpenters' marks. Roof has queen post roof with through purlins and original rafters. It retains original wattle and daub and early brick work to the top of the chimney stack.	High +3	Negligible 0	Not Significant + 3



It is suggested that of the heritage assets identified in **Table 45** the following may be more sensitive to potential changes to their significance;

- Beauchamps (NHLE 1181716)
- Barn to north of Beauchamps (NHLE 1354250)
- Blanches (NHLE 1181723)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

#### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed.
- Any entrances to the site should be minimal in form and reflect the rural character of Littleworth Lane.
- Any development to the north of the site should maintain the openness and rural setting of Beauchamps, the Barn to the north of Beauchamps and Blanchés.
- Any development particularly in the western field adjoining Littleworth Lane should be very carefully considered to retain an open, meaningful understanding of the link between the listed buildings and their association with the surrounding agricultural land which forms part of their setting.
- The northern, eastern and western boundaries of the site should retain a strong green edge.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.
- Views of the listed buildings from the public rights of way and Littleworth Lane should be identified and retained with no intrusion from new development. The site levels should be utilised with lower-level properties on the higher areas of the site.

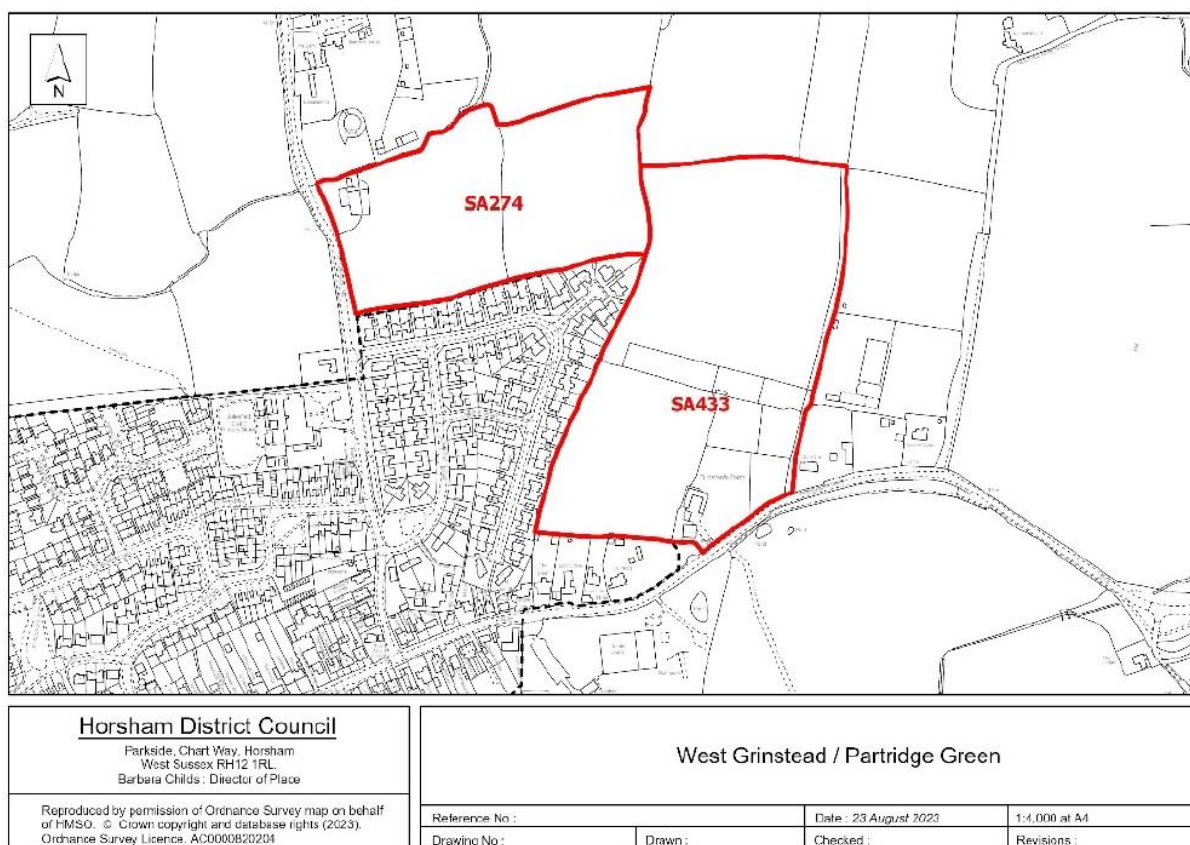
## **Cultural Heritage Desk Based Assessment - Land at Dunstans Farm. SA 433**

### Introduction

Land at Dunstans Farm has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA433.

**Figure 15** identifies site SA433. The site is located on the western side of Church Road, and to the north of the residential development of The Rosary.

**Figure 15: Land at Dunstans Farm, SA433**



### Topography and Geology

The land appears to be open pasture with a former stable building to the south eastern corner. The land rises to the north west.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone.

### Overview

## Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the proposed site as being associated with medieval to post medieval planned enclosures. The site includes the location of Dunstan's Farm historic farmstead in the south eastern corner. To the south of the site is the listed building of Old Priors. There is 1 archaeological site with the wider study area.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 46** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 20 listed buildings, and 1 archaeological sites.

**Table 46: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	20
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.90 km to north west
Archaeological Notification Areas	0	0

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.

Within the proposed development site there were no listed buildings. Within the wider study area are 20 grade 2 listed buildings.

## Heritage Assets and Potential Impacts

**Table 47** 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 47: 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	Beauchamps	Grade 2 listed building	1181716	Formerly 2 cottages. C17 or earlier timber-framed building with red brick infilling, now refronted with brick. Horsham slab roof, replaced with tiles at the front. Horizontally-sliding sash windows. One window at the back has its original wooden mullion. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
2	Barn to north of Beauchamps	Grade 2 listed building	1354250	Faced with weather-boarding. Hipped tiled roof with pentice to north half of west front.	High + 3	Negligible 0	Not Significant + 3
3	Blanches	Grade 2 listed building	1181723	C16 timber-framed building with plaster infilling and curved braces on first floor. Sprocket eaves. Hipped roof of Horsham slabs. Casement windows with diamond-shaped panes, one retaining its original wooden mullion. Two storeys. Three windows. Modern addition in imitation timbering to west.	High + 3	Negligible 0	Not Significant + 3
4	Haynes	Grade 2 listed building	1026874	Probably C17, refaced with painted brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Modern hipped tiled hood over the doorway. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3
5	Minster Cottages	Grade 2 listed building	1354249	No 2 also called Old Minster Cottage, No 6 also called Well Cottage. The centre portion of this block (Nos 2-4) is probably C17, refaced with red brick. Slate and tiled roofs. Casement windows. Two storeys. Four windows. No 6 is an C18 addition which is stuccoed. Tiled roof. Casement windows. Two storeys. Two windows. No 1 is early C19. Stuccoed. Slate roof. Sash windows with glazing bars. Two storeys. Two windows. No 5 included for group value. One storey. Two windows. Red brick. Tiled roof.	High + 3	Negligible 0	Not Significant + 3
6	Apple store to rear of Potters Field	Grade 2 listed building	1372050	Apple store. C18. Timberframed with brick infill in stretcher bond, raised off ground on 6 brick piers, the front filled in by brick with tiling between courses. Hipped tiled roof Door to front has 3 planks remaining of original 4 plank door, with 2 pintle hinges and iron hinge. Interior has plastered walls. Roof restored in C20 with new rafters and ridgepiece. Originally this building had wooden racks but these became dilapidated and were removed. A rare survival of a rural type.	High + 3	Negligible 0	Not Significant + 3
7	Potters Field	Grade 2 listed building	1240239	A c1750 2 bay end chimneystack house extended by one bay in 1984. Front elevation of mathematical tiles, other sides red brick with grey headers. Half-hipped tiled roof with one off central brick stack and one external stack. 2 storeys; originally 2 windows now 3. C20 casements. Modillion eaves cornice. Brick porch with cambered head with dogtooth cornice. Interior has ground floor central room with open fireplace with	High +3	Negligible 0	Not Significant + 3

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
				carved bressumer, C19 cupboards to right hand side, 3 plank C19 door and original staircase, single flight with square newel post.			
8	Quince Cottage	Grade 2 listed building	1181733	C18. Two storeys. Three windows. Painted brick. Tiled roof. Horizontally-sliding sash windows.	High +3	Negligible 0	Not Significant + 3
9	Medway House	Grade 2 listed building	1181651	Dated 1787. Two storeys and attic. Two windows. One dormer. Red brick and grey headers. Tiled roof. Glazing bars intact. Modern Georgian doorway. Tablet over with the date and the initials B. T. A.	High +3	Negligible 0	Not Significant + 3
10	Eastcot	Grade 2 listed building	1354246	C17. Two storeys. Five windows. Painted brick. Tiled roof. Casement windows, some with pointed Gothic panes. Modern porch.	High +3	Negligible 0	Not Significant + 3
11	Joles Farmhouse	Grade 2 listed building	1284919	C16 timber-framed house, restored and enlarged. The original portion is small. Two storeys. Two windows. Ground floor rebuilt in red brick. Above the timbering is exposed but the first floor has been heightened and a new tiled roof added. Modern casement windows. Modern addition of 2 windows with porch built in red brick at the south end with imitation timbering painted on it.	High +3	Negligible 0	Not Significant + 3
12	Little Hatch	Grade 2 listed building	1354248	Early C19 exterior to a probably older building. The porch has the date 1631 on it. Two storeys. Three windows. Stuccoed. Eaves cornice. Tiled roof. Glazing bars missing. Porch of solid type. Chimney breast on south wall.	High +3	Negligible 0	Not Significant + 3
13	Guess Gardens	Grade 2 listed building	1026864	Two cottages. C18 or earlier. Two storeys. Three windows. Red brick. Horsham slab roof. Horizontally-sliding sash windows. Doorways with flat hoods on brackets.	High +3	Negligible 0	Not Significant + 3
14	The Shieling	Grade 2 listed building	1181595	Small C17 timber-framed cottage. One storey and attic. Two windows. Two gabled dormers. Ground floor partly cemented, partly faced with weather-boarding. Tiled roof. Casement windows. Brick chimney breast at south end, partly cemented.	High +3	Negligible 0	Not Significant + 3
15	Deans Cottage	Grade 2 listed building	1284897	C17 or earlier timber-framed cottage with plaster and painted brick infilling. Half-hipped tiled roof. Casement windows. Chimney breast at north-east end. One storey and attic. One window. One gabled dormer.	High +3	Negligible 0	Not Significant + 3
16	Old Priors	Grade 2 listed building	1026871	C17. Two storeys. Four windows. Red brick and grey headers on ground floor, tile-hung above. Hipped tiled roof. Casement windows. Modern porch.	High +3	Medium + 2	Significant + 5
17	Toll Cottage	Grade 2 listed building	1354042	Early C19. Two storeys. Two windows. Red brick and grey headers. Eaves cornice. Slate roof. Casement windows with latticed panes. Two bays on ground floor. Doorway with pediment, shaped hood on brackets.	High +3	Negligible 0	Not Significant + 3

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
18	Crouchers	Grade 2 listed building	1354244	Formerly 3 cottages. C17 or earlier timber-framed building with plaster infilling and, on the first floor, curved braces and ornamental timbering. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
19	Juniper	Grade 2 listed building	1284869	This is one of a pair of cottages, but the southern one has been modernised and much altered. C17 or earlier building with red brick infilling, first floor refaced with weather-boarding. Tiled roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
20	Corner House	Grade 2 listed building	1285826	C17 timber-framed building with plaster infilling, first floor tile-hung. Half-hipped tiled roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 47** the following may be more sensitive to potential changes to their significance;

- Old Priors (NHLE 1026871)

It is suggested that the designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies



should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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 significance of Old Priors lies in its architectural integrity which is of local built vernacular and aesthetic significance. However, the semi-rural setting of the house plays an important role in enhancing its special historic and architectural interest.
- The development site provides an open and green back drop to the listed building giving an attractive landscape relief to the built form, and enabling an understanding of the historic development of the locality, giving a sense that the listed building was historically located in a more rural setting, surrounded by fields. Any development should therefore maintain an understanding of the original rural setting of the listed house.
- New buildings should be traditionally scaled and detailed.
- Any entrances to the site should be minimal in form and reflect the rural character of Shermanbury Road.
- The northern and western boundary of the site should retain a green edge .
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

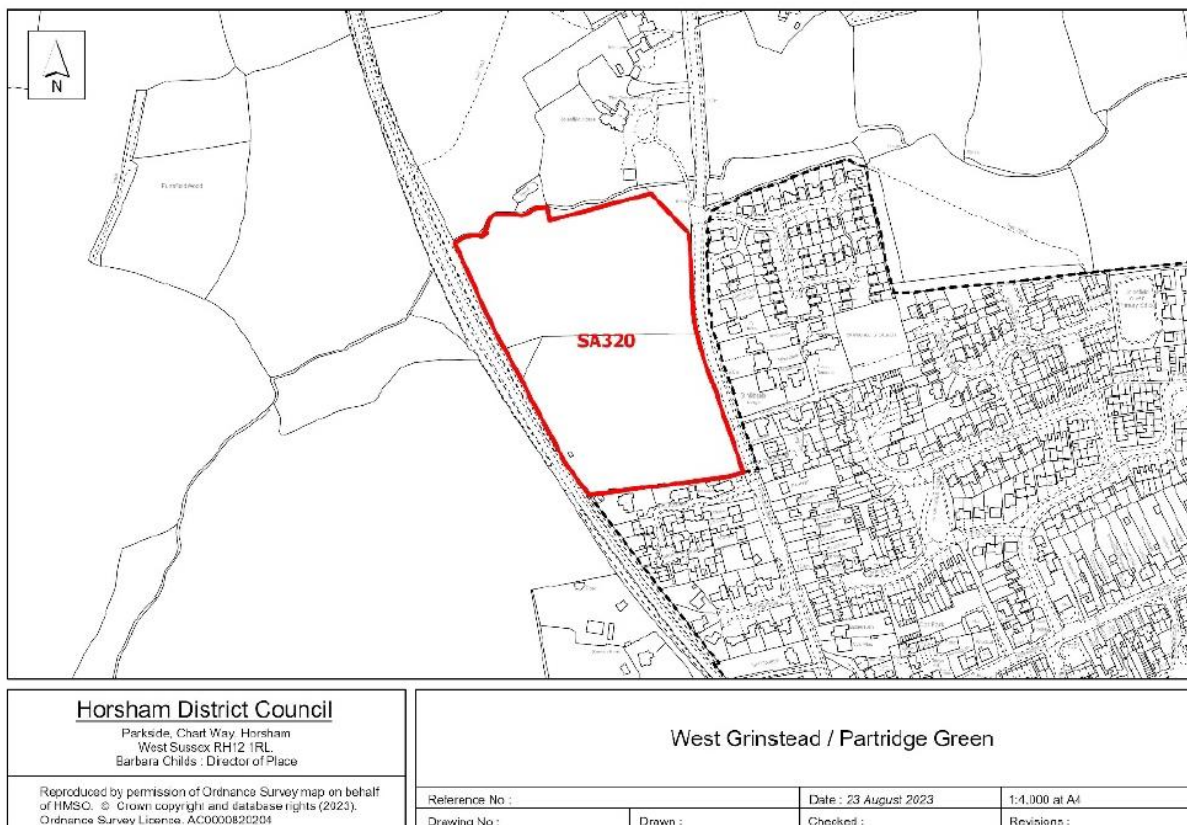
**Cultural Heritage Desk Based Assessment - Land west of Church Road, Partridge Green. SA 320**

**Introduction**

Land west of Church Road has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA320.

**Figure 16** identifies site SA320. The site is located on the western side of Church Road, and to the north of the residential development of The Rosary.

**Figure 16: Land west of Church Road, SA320**



**Topography and Geology**

The site appears to be pasture land enclosed by trees. The land slopes gently to the north west.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the proposed site as being associated with medieval assarts. To the west is the site of a historic outfarm. There are 2 archaeological sites with the wider study area.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 48** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 25 listed buildings, and 2 archaeological sites.

**Table 48: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	25
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	2 – 0.95 km to north east and 0.8 km to south
Archaeological Notification Areas	0	1 – 0.81 km to south. Medieval Moated Site and 17th Century Moat Farm Historic Farmstead, West Grinstead – Red Horsham 167

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.

Within the proposed development site there were no listed buildings. Within the wider study area are 25 grade 2 listed buildings.

## Heritage Assets and Potential Impacts

**Table 49** 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 49: 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	Beauchamps	Grade 2 listed building	1181716	Formerly 2 cottages. C17 or earlier timber-framed building with red brick infilling, now refronted with brick. Horsham slab roof, replaced with tiles at the front. Horizontally-sliding sash windows. One window at the back has its original wooden mullion. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
2	Barn to north of Beauchamps	Grade 2 listed building	1354250	Faced with weather-boarding. Hipped tiled roof with pentice to north half of west front.	High + 3	Negligible 0	Not Significant + 3
3	Blanches	Grade 2 listed building	1181723	C16 timber-framed building with plaster infilling and curved braces on first floor. Sprocket eaves. Hipped roof of Horsham slabs. Casement windows with diamond-shaped panes, one retaining its original wooden mullion. Two storeys. Three windows. Modern addition in imitation timbering to west.	High + 3	Negligible 0	Not Significant + 3
4	Haynes	Grade 2 listed building	1026874	Probably C17, refaced with painted brick on ground floor and fishscale tiles above. Horsham slab roof. Casement windows. Modern hipped tiled hood over the doorway. Two storeys. Two windows.	High + 3	Negligible 0	Not Significant + 3
5	Minster Cottages	Grade 2 listed building	1354249	No 2 also called Old Minster Cottage, No 6 also called Well Cottage. The centre portion of this block (Nos 2-4) is probably C17, refaced with red brick. Slate and tiled roofs. Casement windows. Two storeys. Four windows. No 6 is an C18 addition which is stuccoed. Tiled roof. Casement windows. Two storeys. Two windows. No 1 is early C19. Stuccoed. Slate roof. Sash windows with glazing bars. Two storeys. Two windows. No 5 included for group value. One storey. Two windows. Red brick. Tiled roof.	High + 3	Negligible 0	Not Significant + 3
6	Apple store to rear of Potters Field	Grade 2 listed building	1372050	Apple store. C18. Timberframed with brick infill in stretcher bond, raised off ground on 6 brick piers, the front filled in by brick with tiling between courses. Hipped tiled roof Door to front has 3 planks remaining of original 4 plank door, with 2 pintle hinges and iron hinge. Interior has plastered walls. Roof restored in C20 with new rafters and ridgepiece. Originally this building had wooden racks but these became dilapidated and were removed. A rare survival of a rural type.	High + 3	Negligible 0	Not Significant + 3
7	Potters Field	Grade 2 listed building	1240239	A c1750 2 bay end chimneystack house extended by one bay in 1984. Front elevation of mathematical tiles, other sides red brick with grey headers. Half-hipped tiled roof with one off central brick stack and one external stack. 2 storeys; originally 2 windows now 3. C20 casements. Modillion eaves cornice. Brick porch with cambered head with dogtooth cornice. Interior has ground floor central room with open fireplace with	High +3	Negligible 0	Not Significant + 3

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
				carved bressumer, C19 cupboards to right hand side, 3 plank C19 door and original staircase, single flight with square newel post.			
8	Quince Cottage	Grade 2 listed building	1181733	C18. Two storeys. Three windows. Painted brick. Tiled roof. Horizontally-sliding sash windows.	High +3	Negligible 0	Not Significant + 3
9	Needs Farmhouse	Grade 2 listed building	1026875	L-shaped house. C18. Two storeys. Four windows. Faced with Roman cement. Eaves cornice. Hipped roof of Horsham slabs. Glazing bars intact. C19 gabled porch with Horsham slab roof.	High +3	Negligible 0	Not Significant + 3
10	West Grinstead, Dial Post, Littleworth and Partridge Green War Memorial	Grade 2 listed building	1452806	A First World War memorial, unveiled in 1920, with additional inscriptions from the Second World War, reduced in height after storm damage in 1987.	High +3	Negligible 0	Not Significant + 3
11	Medway House	Grade 2 listed building	1181651	Dated 1787. Two storeys and attic. Two windows. One dormer. Red brick and grey headers. Tiled roof. Glazing bars intact. Modern Georgian doorway. Tablet over with the date and the initials B. T. A.	High +3	Negligible 0	Not Significant + 3
12	Eastcot	Grade 2 listed building	1354246	C17. Two storeys. Five windows. Painted brick. Tiled roof. Casement windows, some with pointed Gothic panes. Modern porch.	High +3	Negligible 0	Not Significant + 3
13	Joles Farmhouse	Grade 2 listed building	1284919	C16 timber-framed house, restored and enlarged. The original portion is small. Two storeys. Two windows. Ground floor rebuilt in red brick. Above the timbering is exposed but the first floor has been heightened and a new tiled roof added. Modern casement windows. Modern addition of 2 windows with porch built in red brick at the south end with imitation timbering painted on it.	High +3	Negligible 0	Not Significant + 3
14	Little Hatch	Grade 2 listed building	1354248	Early C19 exterior to a probably older building. The porch has the date 1631 on it. Two storeys. Three windows. Stuccoed. Eaves cornice. Tiled roof. Glazing bars missing. Porch of solid type. Chimney breast on south wall.	High +3	Negligible 0	Not Significant + 3
15	Guess Gardens	Grade 2 listed building	1026864	Two cottages. C18 or earlier. Two storeys. Three windows. Red brick. Horsham slab roof. Horizontally-sliding sash windows. Doorways with flat hoods on brackets.	High +3	Negligible 0	Not Significant + 3
16	The Shieling	Grade 2 listed building	1181595	Small C17 timber-framed cottage. One storey and attic. Two windows. Two gabled dormers. Ground floor partly cemented, partly faced with weatherboarding. Tiled roof. Casement windows. Brick chimney breast at south end, partly cemented.	High +3	Negligible 0	Not Significant + 3
17	Deans Cottage	Grade 2 listed building	1284897	C17 or earlier timber-framed cottage with plaster and painted brick infilling. Half-hipped tiled roof. Casement windows. Chimney breast at north-east end. One storey and attic. One window. One gabled dormer.	High +3	Negligible 0	Not Significant + 3

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
18	Old Priors	Grade 2 listed building	1026871	C17. Two storeys. Four windows. Red brick and grey headers on ground floor, tile-hung above. Hipped tiled roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant +3
19	Toll Cottage	Grade 2 listed building	1354042	Early C19. Two storeys. Two windows. Red brick and grey headers. Eaves cornice. Slate roof. Casement windows with latticed panes. Two bays on ground floor. Doorway with pediment, shaped hood on brackets.	High +3	Negligible 0	Not Significant +3
20	The Old Pound	Grade 2 listed building	1026876	C17 or earlier cottage. Two storeys. Three windows. Faced with weather-boarding. Hipped tiled roof with pentice on west side. Casement windows.	High +3	Negligible 0	Not Significant +3
21	Barn 50 metres north of Needs Farmhouse	Grade 2 listed building	1261185	Barn C16 origin altered mid to late C18 Timberframed barn of 5 bays with aisle to south. Exterior clad in weatherboarding on red brick plinth. Steeply pitched hipped old tiled roof hipped to east and half hipped to west. Central cart doors to north side and 4 fixed wooden casements. South side has cemented plinth 2 wooden casements and 2 small doors. East side has 2 fixed 6 pane casements The end bay to the west has late C16 jowled posts, intermediate post, mid rail and curved tension braces. A C19 vertical plank partition separates this from the rest, the other 4 bays have some C16 jowled posts, some C18 posts with cut profile and some with almost no jowl. Angled queen strut roof with through purlins and no ridge-piece. Wall frame has mid rail and diagonal tension braces. Floor inserted in 4th bay in C19. Aisle has 2 diagonal braces supporting each tie beam. Many upright posts are reused and the aisle posts are on brick padstones Aisle has C19 partitions and softwood wall frame. Reused timbers have been used for purlins and rafters.	High +3	Negligible 0	Not Significant +3
22	Lloyds Farmhouse	Grade 2 listed building	1354243	L-shaped C17 or earlier timber-framed building, refronted with stucco on ground floor and weather-boarding above but the timbering with red brick infilling exposed behind. Hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
23	Yew Tree Cottage	Grade 2 listed building	1181605	C17 or earlier timber-framed building. The north half has the timbering exposed, mostly with red brick infilling but also some plaster along the top. The south half mostly refaced with red brick and grey headers. Hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
24	Crouchers	Grade 2 listed building	1354244	Formerly 3 cottages. C17 or earlier timber-framed building with plaster infilling and, on the first floor, curved braces and ornamental timbering. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3

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
25	Moat Farmhouse	Grade 2 listed building	1026865	Built in 3 sections. The oldest part is at the east end. Probably C17. Two storeys. One window. Ground floor red brick, above tile-hung. The west portion is in 2 parallel ranges. C18 or later. Two storeys but of higher elevation than the east end. Two windows. Ground floor red brick, above tile-hung. Tiled roof and casement windows to the whole.	High +3	Negligible 0	Not Significant + 3

It is suggested that the designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of



the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed.
- Any entrances to the site should be minimal in form and reflect the rural character of Church Road.
- The northern and western boundary of the site should retain a green edge .
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

PULBOROUGH

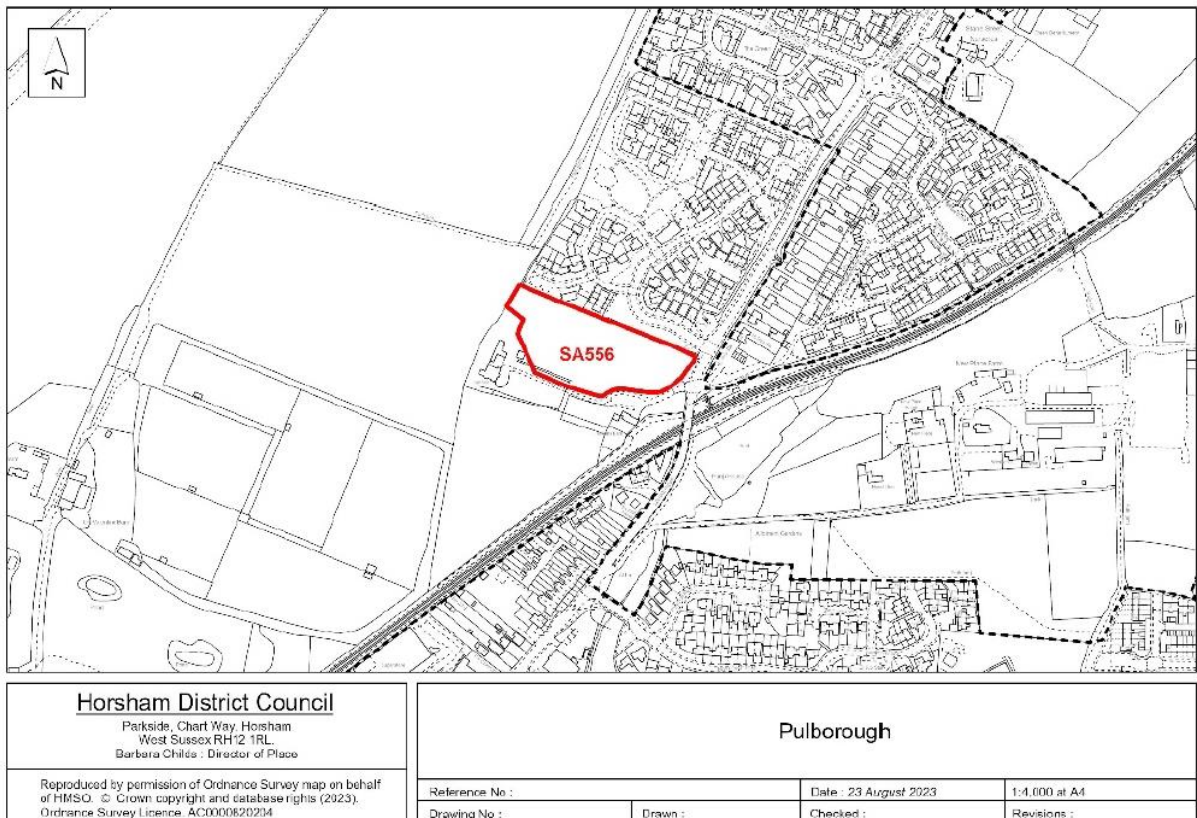
**Cultural Heritage Desk Based Assessment - Land at Highfields, Codmore Hill, Pulborough SA556.**

**Introduction**

Land at Highfields, Codmore Hill has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA556.

**Figure 17** identifies the site which is located to the west of Stane Street, and north of the railway line.

**Figure 17 – Land at Highfields SA556**



**Geology**

The solid geology of the site as shown by the British Geological Survey as Hythe Formation Sandstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as regular piece meal enclosure. Highfield itself appears on the OS published in 1913, with the property now known as Franklins Barn appearing earlier in the OS published in 1898. To the north is modern residential development while to the south west is Middle Farm historic outfarm, and Old Place Manor a large farmstead manor. To the east is New Place Manor. Stane Street has its origins as a Roman Road. To the south east of the site within the study area is scheduled monument (NHLE 1013178) a medieval moated site. The monument includes the surrounding moat and internal area forming the site of a medieval moated manor house. The site is also within an Amber Archaeological Notification Area (ANA) There is therefore potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 50** has 0 archaeological sites within its boundary, but 3 within the study area to the south, and south east. It is within an Amber ANA associated with Stane Street Roman Road. Within the wider study area there are 59 listed buildings, 1 scheduled monument, and 7 ANA's as shown in **Table 51**.

**Table 50: 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	1 - Medieval moated site off Moat Lane 0.46 km to south east of site
Listed Buildings	0	59 – 1 Grade 1 St Marys Church, 4 Grade 2* (The Rectory, Old House, Old Place and New Place Manor) and 54 Grade 2.
Conservation Areas	0	2 – Pulborough Lower Street, and Pulborough Church Place Conservation Areas
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	3 ( to the south, and south east)
Archaeological Notification Areas	1 (Amber)	7 (4 red)

**Table 51: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Large Roman Settlement Area, Pulborough	Red (Horsham 047)
2	Medieval Moated Site, Link Lane, Pulborough	Red (Horsham 049)
3	Medieval Burage Plots, Pulborough	Amber (Horsham 052)
4	Pulborough Historic Core	Red (Horsham 051)
5	Old Place Medieval Moated Site, Pulborough	Red (Horsham 050)
6 – also within development site	Features possibly associated with Stane Street Roman Road, Pulborough	Amber (Horsham 046)
7	Section of the Stane Street Roman Road through the District of Horsham	Amber (Horsham 077)

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 52** 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 52: Listed Buildings and Conservation Areas identified as being sensitive to change.**

<b>Number</b>	<b>Asset</b>	<b>Type of heritage asset</b>	<b>Entry Number</b>	<b>List Description</b>	<b>Sensitivity</b> (High + 3, medium + 2, low + 1, negligible + 0)	<b>Magnitude of Change</b> Adverse - High + 3, medium + 2, low + 1, negligible – 0 Beneficial - High - 3, medium - 2, low -1, negligible – 0	<b>Significance assessment Matrix</b>
1	Stane Street Hollow	Grade 2 listed building	1027341	L-shaped house. C17 or earlier. Coursed stone. Tiled roof. Casement windows. Red brick chimney stack.	High + 3	Negligible 0	Not Significant + 3
2	Codmore House	Grade 2 listed building	1354006	L-shaped building. North wing C17 or earlier timber-framed. Its east front has been refaced with ashlar but the timbering with plaster infilling is visible on first floor of west front, ground floor rebuilt in painted brick. Front wing early C19. Two storeys. Three windows. Ashlar. Hipped slate roof. Eaves cornice. Glazing bars intact. Venetian shutters. Modern wooden porch.	High + 3	Negligible 0	Not Significant + 3
3	White Cottage	Grade 2 listed building	1286060	C18, two storeys. Two windows. Ironstone cut in the shape of bricks with red brick dressings and quoins. Hipped tiled roof with pentice at north end. Casement windows. Doorway with pediment-shaped hood and door of six fielded panels.	High + 3	Negligible 0	Not Significant + 3
4	Mulberry House	Grade 2 listed building	1027342	C18. Two storeys. Three windows. Ashlar. Tiled roof. Glazing bars intact. Doorway with flat hood.	High + 3	Negligible 0	Not Significant + 3
5	Broxbury	Grade 2 listed building	1193373	C18. Two storeys. Four windows. Stone rubble, easternmost window-bay red brick. Half-hipped gable at each end of front. Tiled roof. Casement windows. Doorway with flat hood over.	High + 3	Negligible 0	Not Significant + 3
6	Brook House	Grade 2 listed building	1027369	C17 or earlier. Two storeys and attic. Three windows. One hipped dormer. Ashlar. Tiled roof. Casement windows. Massive brick and stone crown-stepped chimney breast on south side.	High + 3	Negligible 0	Not Significant + 3
7	Cedar Cottage (76 Lower Street)	Grade 2 listed building	1027350	C18. Two storeys. Two windows and one window-space. Coursed stone with red brick dressings and quoins. Hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
8	Court Cottage	Grade 2 listed building	1027351	C18. Two storeys. Three windows. Painted brick. Tiled roof. Glazing bars intact. Later gabled porch.	High + 3	Negligible 0	Not Significant + 3
9	72 Lower Street	Grade 2 listed building	1193855	C18. Two storeys. Three windows. Stone rubble, front plastered. Hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
10	68 and 68 A Lower Street	Grade 2 listed building	1354012	L-shaped C18 building. Two storeys. Two windows. Coursed ironstone with dressings and quoins of red brick and grey headers. Tiled roof. Casement windows. Modern gabled porch to No 68.	High + 3	Negligible 0	Not Significant + 3

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
11	Lavender Hill	Grade 2 listed building	1027315	Early C19. Two storeys. Two windows and one window-space. Stuccoed. Eaves cornice. Slate roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.	High + 3	Negligible 0	Not Significant + 3
12	Lloyds Bank, 62 Lower Street	Grade 2 listed building	1027349	Early C19. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact. Porch of solid type.	High + 3	Negligible 0	Not Significant + 3
13	Charles Hemmings Stores, London House	Grade 2 listed building	1193826	C18. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact. London House has doorway with pilasters, pediment and semi-circular fanlight. Modern shop front to east of this.	High + 3	Negligible 0	Not Significant + 3
14	The White Cottage, 52 Lower Street	Grade 2 listed building	1354011	C17. Two storeys. Three windows. Now faced with stucco. Half-hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
15	50 Lower Street	Grade 2 listed building	1027348	C17. Two storeys. Two windows. Now faced with stucco. Half-hipped tiled roof. Casement windows. (No 48 has been built out in front of the west end).	High + 3	Negligible 0	Not Significant + 3
16	New Place Manor	Grade 2* listed building	1027340	The south portion of the building still standing is certainly medieval. It is built of stone rubble in two sections. The west portion has 3 s and one window, the east portion 2 storeys and one window. Tiled roof. Casement windows of 2 or 3 lights with four centred heads and stone mullions. At the south-west corner of the south front is a small projection at right angles to the main building containing a pigeon loft in its upper portion with stone pigeon holes. The west wall of this medieval part of the building has a large brick chimney stack in the centre of it with a 3-light stone window in it and 2 small blocked rectangular windows set in wooden architrave surrounds below. The north wing of the house is an C18 addition. Two storeys and attic 5 windows 3 gabled dormers. Faced with stone rubble with red brick with dressings and quoins. Horsham slab roof. Modern casement windows.	High + 3	Negligible 0	Not Significant + 3
17	Archway and garden wall at New Place Manor to south east of the house	Grade 2 listed building	1193653	To the south-east of the house is a stone gateway dated 1669. This consists of a four-centred chamfered arch with a dripstone over and a cornice and pediment above having a cartouche in the tympanum and the date 1669 on the west side. To the south of this Archway is a good stone wall of some age, with a similar wall projecting to west.	High + 3	Negligible 0	Not Significant + 3
18	Stables, granary and dovecot of the rectory to south east of the house	Grade 2 listed building	1027313	Three small rectangular buildings of stone rubble with hipped tiled roofs. The stables and Granary are of two storeys and one window each. The Dovecot has a pyramidal roof with originally a birds' entrance at the apex that is now closed.	High + 3	Negligible 0	Not Significant + 3



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
19	The Rectory	Grade 2* listed building	1027312	Pulborough was once the richest living in Sussex. Hence the Rectory is a large late C18 building which has recently been reduced in size by the removal of an attic storey, which was a later addition, and by the demolition of part of the east or service wing. Two storeys. Nine windows. Ashlar. Parapet. Glazing bars intact. Two bays of three windows each on both floors. Small porch between with doorway in moulded architrave surround with pediment over and door of eight fielded panels. Recessed wing of two windows and lower elevation to east.	High + 3	Negligible 0	Not Significant + 3
20	The Five Bells Inn	Grade 2 listed building	1027339	C18. Two storeys. Three windows. Painted brick. Tiled roof at two levels. Glazing bars intact. Modern addition at north-east end.	High + 3	Negligible 0	Not Significant + 3
21	Wayside	Grade 2 listed building	1354005	C17 timber-framed cottage faced with roughcast. Hipped tiled roof. Casement windows. Chimney breast at north-east end. One storey and attic. Two windows. Two gabled dormers.	High + 3	Negligible 0	Not Significant + 3
22	Shepherds Cottage	Grade 2 listed building	1286090	C17 timber-framed cottage, partly plastered, partly refaced with red brick. Painted brick steeply-pitched hipped tiled roof. Modern casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
23	Middle Farm Barn (Valentines Barn)	Grade 2 listed building	1039955	Barn with attached cowshed. Early C18. Barn built of coursed sandstone rubble with ironstone galleting. Half-hipped roof now covered in corrugated iron. Moulded plinth and 2 ventilation slips to each end. Central cart entrance. 5 bay barn having aisles, jowled posts with cut profile, angled queen struts and through purlins. Attached to east is a contemporary 1 storey cowshed of coursed sandstone rubble with ironstone galleting, red brick quoins and hipped tile roof.	High + 3	Negligible 0	Not Significant + 3
24	Hill Farm Barn	Grade 2 listed building	1393550	a mid/late-C18 barn with surviving principal elements of the timber frame; * a C19 phase in good quality brickwork which suggests the changes in agricultural practice brought by mechanisation; * situated close to the Grade II listed C17 farmhouse for which it was originally built, with which it has group value.	High + 3	Negligible 0	Not Significant + 3
25	Codmore Hill Farmhouse	Grade 2 listed building	1027337	C17 or earlier timber-framed building with the timbering and herring-bone red brick infilling exposed on first floor of the north front, the ground floor rebuilt in coursed stone, the whole of the south front refaced in ashlar. Tiled roof. Casement windows. Two storeys. Four window.	High + 3	Negligible 0	Not Significant + 3
26	West Broomershill House	Grade 2 listed building	1193370	Restored C17 or earlier timber-framed building with painted brick infilling at sides and back, the front wholly plastered. Hipped tiled roof. Casement windows. Two storeys. Four windows	High + 3	Negligible 0	Not Significant + 3

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
27	Henleys	Grade 2 listed building	1354010	Early C19. Two storeys. Three windows. Red brick. Stringcourse of grey headers. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with projecting cornice. Later window bay to east in red brick and grey headers, end wall ironstone rubble.	High + 3	Negligible 0	Not Significant + 3
28	Byrne Cottage, 125 Lower Street	Grade 2 listed building	1193747	Early C19. Two storeys. Two windows. Red brick. Hipped slate roof. Glazing bars intact.	High + 3	Negligible 0	Not Significant + 3
29	109 and 111 Lower Street	Grade 2 listed building	1027346	C17 timber-framed building, largely refaced with plaster, false modern timbering being applied to this. Horsham slab roof. Casement windows. Three modern bays on ground floor. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
30	The Oddfellows Arms	Grade 2 listed building	135009	C17 or earlier timber-framed building refaced with brick, stone and tiles, all painted, but some timbering with painted brick infilling exposed at east end of first floor. Tiled roof. Casement windows. Two doorways with pediment-shaped hoods and doors of six panels. Two storeys. Five windows.	High + 3	Negligible 0	Not Significant + 3
31	Pulborough House	Grade 2 listed building	1193731	C17 or earlier timber-framed building refaced with brick, now painted, but with the timbering visible in east wall. Tiled roof. Sash windows without glazing bars on first floor. Shop window below with projecting cornice, the western portion retaining its C18 or early C19 form with glazing bars intact.	High + 3	Negligible 0	Not Significant + 3
32	The Monerieff Barn	Grade 2 listed building	1286020	C18. Faced with tarred weather-boarding on a red brick base. Half-hipped tiled roof.	High + 3	Negligible 0	Not Significant + 3
33	Greenways	Grade 2 listed building	1193335	One building. C17 or earlier. Two storeys. Four windows. Faced with ironstone rubble with red brick dressings and quoins. Hipped tiled roof with pentice at north and south ends. Casement windows.	High + 3	Negligible 0	Not Significant + 3
34	73, 75 and 79 Lower Street	Grade 2 listed building	10027345	C15 timber-framed building of "wealden" type. 2 storeys, 3 windows. Plaster and painted brick infilling. Curved braces. Originally comprised recessed centre and projecting wings, of which the first floor oversailed, but these have been under built in brick, now painted. Bressumer between and sprocket eaves with curved braces supporting them. Steeply-pitched hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
35	Malt House Cottage	Grade 2 listed building	1354008	C18. Two storeys. Three windows. Red brick. Modillion cornice and parapet. Pilasters flank the front. Centre window-bay projects under a steeply-pointed pediment in the centre of the parapet containing a lunette panel in the tympanum. Casement windows. Modern gabled porch.	High + 3	Negligible 0	Not Significant + 3
36	Willow Cottage	Grade 2 listed building	1286034	C17. Two storeys. Two windows. Front stuccoed, sides Hythe sandstone and Pulborough stone rubble. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
37	Templemead/Templemead House/ Templemead Lodge	Grade 2 listed building	1027344	Early C19. Two storeys. Three windows. Ashlar. Eaves cornice. Slate roof. Glazing bars intact. Doorway with engaged stone columns, painted cornice on console brackets and semi-circular fanlight. South front tile-hung. Good staircase.	High + 3	Negligible 0	Not Significant + 3
38	The Coach House	Grade 2 listed building	1193672	Originally the stables of the house adjoining on the east (Templemead). Early C19. Two storeys. Six windows. Stone with red brick dressings, quoins and eaves cornice of cogging. Hipped slate roof. Glazing bars intact.	High + 3	Negligible 0	Not Significant + 3

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
39	Forge Cottages	Grade 2 listed building	1027343	L-shaped block behind No 3. C17 or earlier. Two storeys. Three windows. Stone rubble with red brick dressings and quoins. Tiled roof. One gabled dormer to north wing. Casement windows.	High + 3	Negligible 0	Not Significant + 3
40	1 Lower Street	Grade 2 listed building	1193665	C18. Two storeys. Three windows. Stuccoed. Tiled roof. Glazing bars intact on first floor. Modern shop windows below and porch with step pediment.	High + 3	Negligible 0	Not Significant + 3
41	Pulborough Bridge	Grade 2 listed building	1353973	Built in 1787 but in the medieval tradition, the southernmost arch added in 1834. Ashlar. Four round-headed arches with blunt cutwaters between them that are carried up above the water level to form buttresses. Parapet with rounded coping.	High + 3	Negligible 0	Not Significant + 3
42	Premises occupied by Pulborough Motors and West Sussex Tyre Service, Station Road	Grade 2 listed building	1354034	C18 warehouse or commercial building. Two storeys. Three windows. Stone rubble, now painted. Half-hipped tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
43	Saddlers, Horncroft and Old Timbers	Grade 2 listed building	1354022	C16 timber-framed building with painted brick infilling, ground floor rebuilt in stone rubble and brick, painted. Tiled roof. Casement windows, some with diamond-shaped panes. Small shop window at south-west end. Porch with tiled roof in centre. Sandstone chimney breast on south-west wall. Two storeys. Six windows.	High + 3	Negligible 0	Not Significant + 3
44	Pulborough Signal Box	Grade 2 listed building	1413381	* Historical interest: the London, Brighton & South Coast Railway has particular association with John Saxby where he commenced his career and with which he pioneered the use of mechanical interlocking of points and signals; * Architectural interest: it is the only example of a two-bay, six windows width Saxby & Farmer Type 5 signal box in the country; * Intactness: the exterior is relatively unaltered apart from the re-aligned stairway and porch entry; * Survival of operating equipment: contains a London Brighton & South Coast Railway 29 lever frame and locking rack, circuit diagram, block instruments, gongs and indicators, semaphore cable tensioning wheels and pulley blocks, and Southern Railway electrical signalling relays; * Context: it forms part of a group of well preserved station buildings.	High + 3	Negligible 0	Not Significant + 3
45	Nags Cottage	Grade 2 listed building	1027374	C18. Originally a small garden-house, later a stable, now a dwelling. One storey. Two windows. Ashlar. Hipped tiled roof. Round-headed window with panes of Gothic pattern. Doorway with segmental fanlight and door of eight fielded panels. Later addition to south.	High + 3	Negligible 0	Not Significant + 3
46	Old Place	Grade 2* listed building	1286130	This was originally part of the now separate building known as Old Place Manor. Together they may have formed a complete court-yard originally, or this building may have been a barn and stables with workers accommodation over the stables.	High + 3	Negligible 0	Not Significant + 3
47	Old Place Manor	Grade 2 listed building	1027373	C15, modernised and almost entirely rebuilt externally in brick, now painted. Southernmost window-bay added about 1860 with a modern additional storey. Back of the house facing east has four narrow gables, tile-hung, one containing two storeys. Casement windows with diamond-shaped or small square panes, one window having two tiers of three lights with wooden mullions and transoms. Tiled roof. Two storeys. Five windows. The north portion of the house has a C16 roof and a kitchen fire-place with bake-oven. Modern ground floor addition beyond that. Medieval features inside.	High + 3	Negligible 0	Not Significant + 3
48	Ramblers, Rumpus Cottage, The Presbytery (Broadview)	Grade 2 listed building	1286122	L-shaped block. Ramblers (or the south-east wing) C17. Two storeys. Four windows. Now faced with stone rubble. Tiled roof. Casement windows. The remainder or north-west wing. C18. Two storeys. Eight windows. Stone rubble with red brick dressings, part of the first floor tile-hung. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3

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
49	Church Cottage	Grade 2 listed building	1039958	Late C16 timber framed house of 2 bays, altered in the C19 when a further bay was added. Main elevation is at rear. 2 storeys faced with brick and stone steeply pitched hipped, tiled roof with gables. Central renewed brick chimneystack. Outshut to rear. 3 C19 casement windows end 2 C19 trellis work porches. Exposed timbers to interior including some diagonal braces. Wattle and daub partition to outshut.	High + 3	Negligible 0	Not Significant + 3
50	Parish Church of St Mary	Grade 1 listed building	1286174	Chancel C13-14, nave and tower C15. Chancel with north chapel, nave with aisles, north porch and west tower.	High + 3	Negligible 0	Not Significant + 3
51	Bishops Cottage	Grade 2 listed building	1027370	An almshouse built in 1861 and restored and modernised in memory of George Bell, Bishop of Chichester, who died in 1958. One storey. Three windows. Stone rubble. Tiled roof. Casement windows. Plaque in north wall with date and inscription of the restoration.	High + 3	Negligible 0	Not Significant + 3
52	The Old House	Grade 2* listed building	1193380	L-shaped C17 or earlier timber-framed building with plaster infilling. South portion of west front oversailing on brackets, north portion tile-hung. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
53	Rectory Lodge	Grade 2 listed building	1027314	C17-18. Two storeys. Three windows. Ashlar. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
54	Chequers Hotel	Grade 2 listed building	1027311	C18 or earlier, with modern additions. Two storeys. Three windows. Stuccoed. Ashlar parapet. Slate roof, Casement windows on first floor, sash windows with glazing bars intact on ground floor. Trellised wooden porch. Modern additions of stone or brick to east, west and north.	High + 3	Negligible 0	Not Significant + 3
55	Chapel in the garden and to the north east of Church House	Grade 2 listed building	1193486	Small C15 monastic building. Stone rubble. Tiled roof. It contains a stoup. At one time it was converted into a stable and still contains a manger. It now retains more original medieval work than the house portion of the building. C15 L-shaped building. The south wing is of 2 storeys, the west wing of one storey only. The ground floor is of Pulborough sandstone ashlar. Above weather-boarding with some timber-framing visible at the east and west ends of the south wing with plaster infilling. The roof is partly of Horsham slabs, partly of tiles, and is of king post construction inside. The entrance for vehicles was in the centre of the west wing, which was the bar. This is a large stone four-centred arch, but it is now blocked on both sides, on the west with red brick and on the east with stone. To the south of this archway on the east face of the west wing are 3 four-centred stone doorways with deeply moulded jambs and lintel and traces of a dripstone over. Two of these are now blocked with red brick. The west wing also has 2 blocked cinquefoil lancets, and buttresses at the angles of its north front. The south wing which was the stables and possibly sleeping accommodation over, has 3 similar doorways, of which one is blocked, and 2 windows with four-centred heads containing 2 lights each with a stone mullion between and dripstone over. In the east wall of the south wing are 2 stone lancets on the ground floor and above 2 three-light windows, now blocked, with cusping of cinquefoil-headed lights and wooden mullions. In the west wall is a similar window of 6 lights but higher in the wall.	High + 3	Negligible 0	Not Significant + 3
56	Church House	Grade 2 listed building	1353983	L-shaped early C19 house. Two storeys. Three windows facing south. Red brick. Modillion eaves cornice. Slate roof. Glazing bars intact. Semi-circular tympana over those on first floor. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels. Long L-wing behind to north-east in coursed stone with five windows facing east.	High + 3	Negligible 0	Not Significant + 3

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
57	Ancaster House, Ancaster Place	Grade 2 listed building	1027372	The front portion of this building dates from about 1900. But in the centre of the west wall is some exposed timbering with a curved brace and infilling of red brick and stone. The range behind that is of C18 date and built of red brick and stone. The front is of ashlar with red brick dressings. Tiled roof. large round-headec doorway. Two storeys. Six windows.	High + 3	Negligible 0	Not Significant + 3
58	4 Church Place	Grade 2 listed building	1353984	C18. Two storeys. Two windows. Ashlar. Stringcourse. Tiled roof. Glazing bars intact. Doorway with flat hood over.	High + 3	Negligible 0	Not Significant + 3
59	3 and 3 A Church Place	Grade 2 listed building	1193526	One building. Mid C19. Two storeys. Six windows. Red brick with painted dressings and quoins. Tiled roof. Vertical glazing bars intact. Central pediment containing a round recess. Two doorways with rectangular fanlights.	High + 3	Negligible 0	Not Significant + 3
60	Pulborough Church Place Conservation Area	Conservation Area			High + 3	Negligible 0	Not Significant + 3
61	Pulborough Lower Street Conservation Area	Conservation Area			High + 3	Negligible 0	Not Significant + 3

It is suggested that the designated 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed.
- Any development should have a green boundary to the west.
- Opportunities should be taken to integrate any new development with the historic core of the village and associated conservation areas.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.

RUDGWICK/ BUCKS GREEN

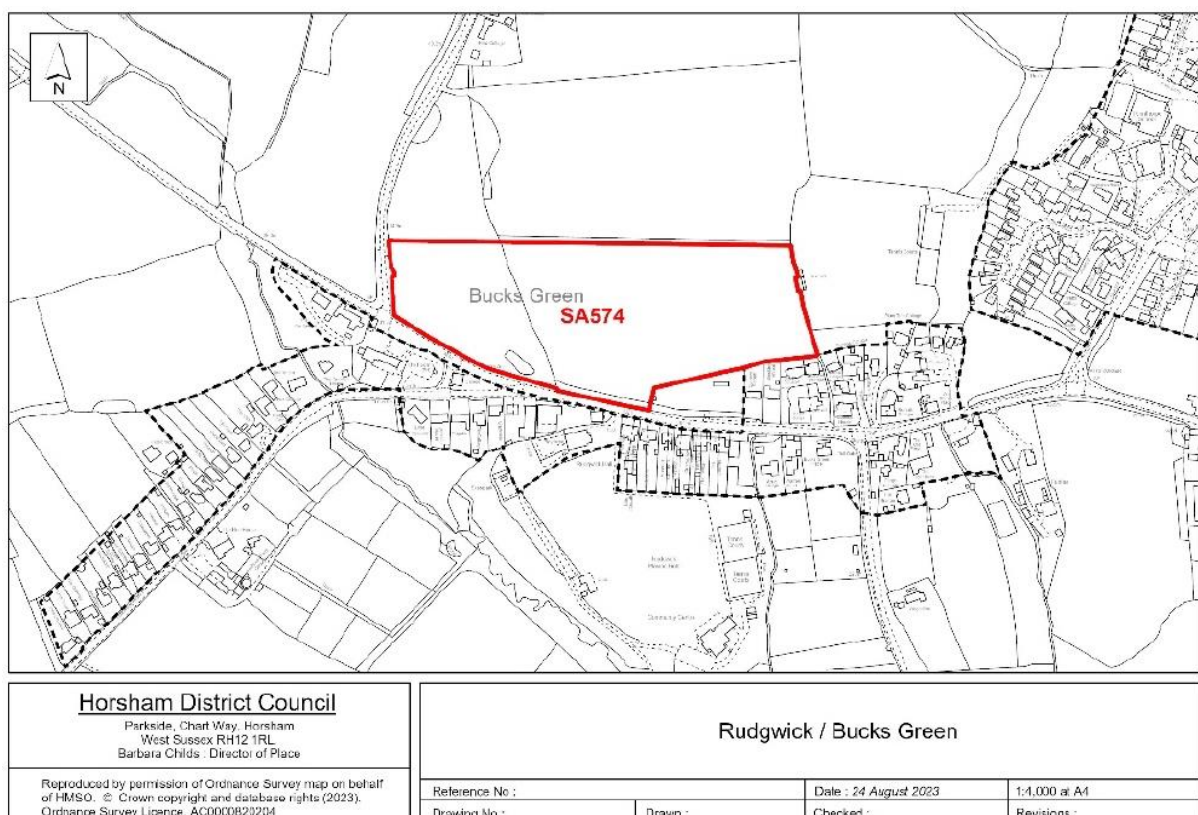
## **Cultural Heritage Desk Based Assessment - Land north of Guildford Road, Bucks Green SA 574**

### **Introduction**

Land north of Guildford Road, Bucks Green has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA574.

**Figure 18** identifies site SA574. The site is located to the north of the A281, and east of Lynwick Street.

**Figure 18 – Land north of Guildford Road SA574**



### **Overview**

#### **Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with modern field amalgamation. The wider landscape is characterised by historic farmsteads with some world war II defenses.



It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 53** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 31 listed buildings, 2 ANAS (see **Table 54**) and 1 archaeological site.

**Table 53: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	31
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1
Archaeological Notification Areas	0	2

**Table 54: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Swains Farm Medieval Farmstead, Rudgwick	Red (Horsham 084)
2	Woodsomes Farm Medieval to post-Medieval Farmstead, Rudgwick	Amber (Horsham 085)

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 55** 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 55: 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	Goblins Pool Hotel (The Old Cottage/ Snoxall)	Grade 2 listed building	1026992	C17. Two storeys. Five windows. Painted brick. Horsham slab roof. Casement windows. Recessed modern addition at north-east end.	High +3	Low +1	Potentially Significant + 4
2	The Queens Head Public House	Grade 2 listed building	1026991	C17 or earlier timber-framed building with painted brick infilling, first floor hung with fishscale tiles. Tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Low +1	Potentially Significant + 4
3	Burnalls	Grade 2 listed building	1026990	Built as 2 cottages. East cottage is C16 timber-framed building with the timbering and painted brick infilling exposed on ground floor and above hung with fishscale tiles. Horsham slab roof. Casement windows. West cottage early C19. Red brick. Tiled roof. Sash windows. Doorway with flat hood and door of 6 fielded panels. Two storeys and 3 windows in all.	High +3	Low +1	Potentially Significant + 4
4	Bucks Green Cottage Old Stores)	Grade 2 listed building	1026989	C18. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Two doorways with flat hoods over. Modern shop front to east of these.	High +3	Low +1	Potentially Significant + 4
5	Forge Cottage	Grade 2 listed building	1026993	L-shaped C16 timber-framed building with plaster infilling. West end with gable tile-hung. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
6	Bucks Green Place	Grade 2 listed building	1354188	C18. Two storeys. Three windows. Red brick and grey headers. Modillion eaves cornice. Tiled roof.	High +3	Low +1	Potentially Significant + 4
7	The Fox Inn	Grade 2 listed building	1354189	Probably C17. Two storeys. Five windows. Painted brick. Eaves cornice of brick cogging. Tiled roof. Casement windows.	High +3	Medium + 2	Significant + 5
8	The Red House	Grade 2 listed building	1285771	C17 or earlier timber-framed building with the timbering exposed behind but refronted with red brick and grey headers on ground floor and fishscale tiles above with a coved bressumer above now covered by a tiled bellcast. Eaves cornice. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3
9	The Old Cottage	Grade 2 listed building	1285580	C17 or earlier. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows, one with pointed Gothic panes. Massive stone chimney breast with brick buttress at north end.	High +3	Medium + 2	Significant + 5
10	Field Cottage	Grade 2 listed building	1026973	C17 or earlier. Two storeys. Four windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows.	High +3	Medium + 2	Significant + 5
11	Stubbons	Grade 2 listed building	1354219	C16 timber-framed building with plaster and painted brick infilling, also curved braces on first floor. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3

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
12	Martins Cottage	Grade 2 listed building	1194672	Probably two cottages originally. North section C17 or earlier timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in painted brick. South section probably C18. Painted brick. Eaves cornice of brick cogging. Tiled roof and casement windows to the whole. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
13	Canfield Farmhouse	Grade 2 listed building	1194681	C16 timber-framed building with plaster and painted brick infilling, also diagonal braces on first floor. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
14	Horshoe Cottage	Grade 2 listed building	119448	Early C19. Two storeys. Two windows. Faced with weather-boarding. Tiled roof. Glazing bars intact on first floor. Modern bays and porch on ground floor. Included for group value.	High +3	Negligible 0	Not Significant +3
15	Elmfield Cottage	Grade 2 listed building	1354194	C18. Two storeys. Three windows. Ground floor painted brick with modillion cornice above it. First floor hung with fishscale tiles. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
16	Autumn Cottage	Grade 2 listed building	1285685	Early C19. Similar to Horshoe Cottage but unaltered. Two storeys. Three windows. Faced with weather-boarding. Tiled roof. Glazing bars intact. Gabled porch.	High +3	Negligible 0	Not Significant +3
17	Willow Cottage	Grade 2 listed building	1027002	Similar building. Early C19. Two storeys. Three windows. Faced with weather- boarding. Tiled roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant +3
18	Two Wells	Grade 2 listed building	1027001	C17 or earlier timber-framed building with the timbering and plaster infilling exposed in the north wall but refronted with flints, since painted, on ground floor and fishscale tiles above. Hipped tiled roof. Modern casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
19	Mill Hill	Grade 2 listed building	1026994	Late C18 or early C19. Square house. Two storeys. Three windows. Red brick and grey headers. Hipped tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
20	Green Lanes	Grade 2 listed building	1026988	Built in 2 sections. West section is a C17 or earlier timber-framed building, refronted with red brick and grey headers but the timbering visible in the side wall. Tiled roof. Casement windows. Two storeys. Two windows. East section is C19.	High +3	Negligible 0	Not Significant +3
21	Barn to the north west of Mill Hill	Grade 2 listed building	1285768	C18. Faced with weather-boarding. Tiled roof.	High +3	Negligible 0	Not Significant +3
22	Swaynes	Grade 2 listed building	1026989	The old portion is a C17 or earlier timber-framed building now tile-hung. Two storeys and attic. Three windows. Three dormers. Horsham slab roof. Casement windows. C19 portion built round it to the west and north like an L.	High +3	Negligible 0	Not Significant +3
23	Hornhill Farmhouse	Grade 2 listed building	1194475	C18. Two storeys. Three windows. Ground floor red brick, above tile-hung. Horsham slab roof with a small strip of tiles along the top. Tiled roof. Glazing bars intact. Modern porch. To north is a portion of 2 windows with casement windows on first floor	High +3	Negligible 0	Not Significant +3
24	Exfold Farmhouse	Grade 2 listed building	1285591	C17 or earlier timber-framed building with the timbering and red brick infilling exposed in ground floor of side wall but refaced in the C18 with red brick on ground floor and fishscale tiles above. Horsham slab roof with pentice behind. Sash windows with glazing bars intact. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3

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
25	Granary and 2 adjoining barns to north west of Exfold Farmhouse	Grade 2 listed building	1026982	These form a courtyard with the house. C17 timber-framed Granary with curved braces on first floor. Half-Upped Horsham slab roof. Blocked original windows with wooden mullions. Sloping tiled hoods over the doorways. Two small barns adjoining.	High +3	Negligible 0	Not Significant + 3
26	Motts Cottage	Grade 2 listed building	1026981	C17 or earlier timber-framed building with tile timbering and red brick infilling exposed at the back, but refronted with red brick and grey headers on ground floor and fishscale tiles above with a coved bressumer and bellcast between. Eaves cornice. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Five window.	High +3	Negligible 0	Not Significant + 3
27	Bucks Cottage	Grade 2 listed building	1026983	C17 or earlier timber-framed building with red brick infilling on ground floor, first floor now tile hung. Tiled roof. Casement windows. Brick chimney breast at west end. Modern porch. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
28	Warhams Cottage	Grade 2 listed building	1026978	C18 or earlier. L-shaped barn and outbuilding, converted into a dwelling. Two storeys. Three windows. Faced with weather-boarding, ground floor of south wing red brick. Tiled roof. Modern windows.	High +3	Negligible 0	Not Significant + 3
29	Warhams	Grade 2 listed building	1194707	Restored C16 timber-framed house with plaster infilling, ground floor rebuilt in red brick. First floor of south end oversails on brackets. Horsham slab roof. Modern casement windows. In the centre is a half-hipped first floor projection, tile-hung and now underbuilt. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3
30	Wanford Mill House	Grade 2 listed building	1026995	Early C19. Two storeys. Two windows and one dummy window. Red brick. Tiled roof. Glazing bars intact. Doorway with flat hood over and 6 panel door. Late C19 wing behind forming a T in plan.	High +3	Negligible 0	Not Significant + 3
31	Wanford Mill	Grade 2 listed building	1285736	The former mill building, now a house. C16. Red brick and grey headers, part of the upper portion faced with weather-boarding. Two storeys. Six windows.	High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 55** the following may be more sensitive to potential changes to their significance;

- Goblins Pool Hotel (The Old Cottage/ Snoxall) (NHLE 1026992)
- The Queens Head Public House (NHLE 1026991)
- Burnalls (NHLE 1026990)
- Bucks Green Cottage (Old Stores) (NHLE 1026989)
- Bucks Green Place (NHLE 1354188)
- The Fox Inn (NHLE 1354189)
- The Old Cottage (NHLE 1285580)
- Field Cottage (NHLE 1026973)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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 rural setting of the settlement of Bucks Green should be enhanced as part of the development, with a lower quantum of development/open space on land closer to the northern boundary.

- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

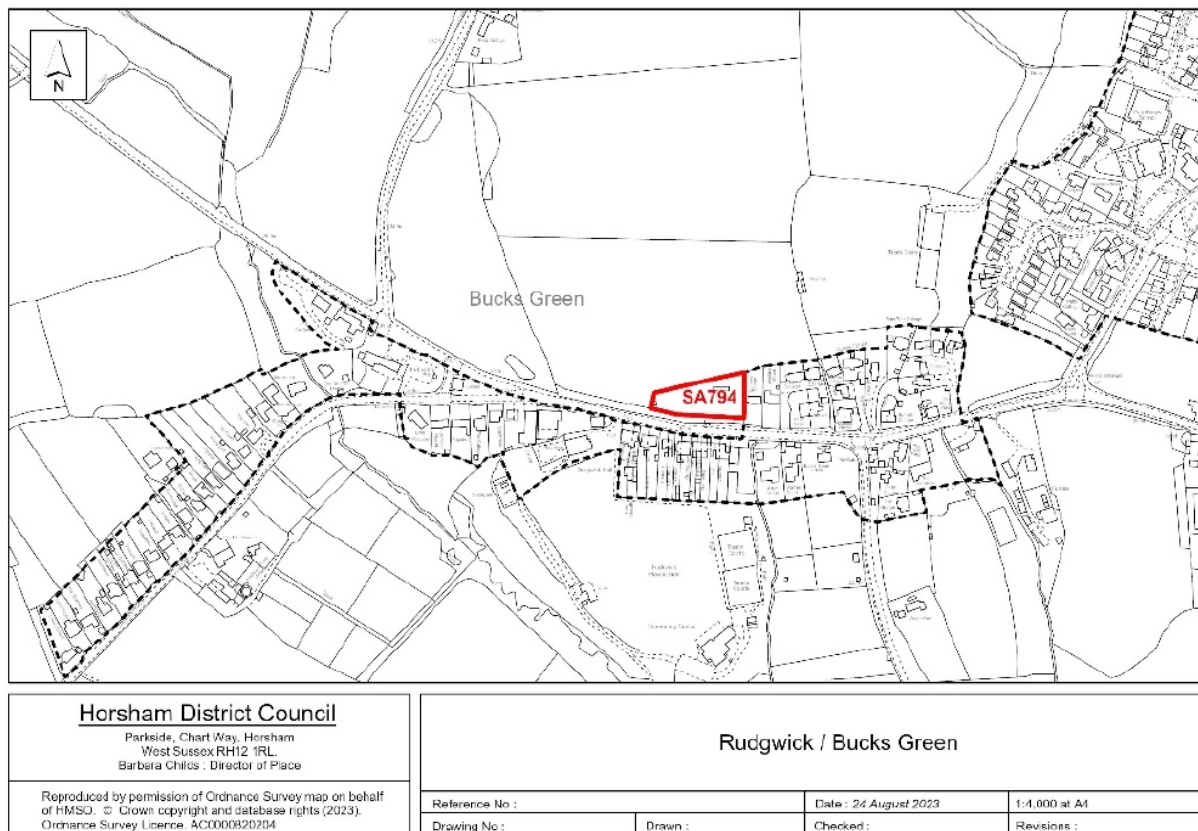
## Cultural Heritage Desk Based Assessment – The Former Pig Farm, Bucks Green – SA794

### Introduction

Land north of Guildford Road, Bucks Green known as the Pig Farm has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA794.

**Figure 19** identifies site SA794. The site is located to the north of the A281, to the west of the residential dwelling of Coppers Retreat.

**Figure 19 – Land north of Guildford Road SA794**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with the modern settlement edge. To the north west of the site is Hatches historic farmstead, whilst to the east is the site of Bucks Green WW2 camp.



It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 56** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 31 listed buildings, 2 ANAS (see **Table 57**) and 1 archaeological site.

**Table 56: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	31
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.46 km to the south east.
Archaeological Notification Areas	0	2

**Table 57: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Swains Farm Medieval Farmstead, Rudgwick	Red (Horsham 084)
2	Woodsomes Farm Medieval to post-Medieval Farmstead, Rudgwick	Amber (Horsham 085)

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 58** 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 58: 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	Motts Cottage	Grade 2 listed building	1026981	C17 or earlier timber-framed building with tile timbering and red brick infilling exposed at the back, but refronted with red brick and grey headers on ground floor and fishscale tiles above with a coved bressumer and bellcast between. Eaves cornice. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3
2	Granary and 2 adjoining barns to north west of Exfold Farmhouse	Grade 2 listed building	1026982	These form a courtyard with the house. C17 timber-framed Granary with curved braces on first floor. Half-Upped Horsham slab roof. Blocked original windows with wooden mullions. Sloping tiled hoods over the doorways. Two small barns adjoining.	High +3	Negligible 0	Not Significant + 3
3	Exfold Farmhouse	Grade 2 listed building	1285519	C17 or earlier timber-framed building with the timbering and red brick infilling exposed in ground floor of side wall but refaced in the C18 with red brick on ground floor and fishscale tiles above. Horsham slab roof with pentice behind. Sash windows with glazing bars intact. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
4	The Red House	Grade 2 listed building	1285771	C17 or earlier timber-framed building with the timbering exposed behind but refronted with red brick and grey headers on ground floor and fishscale tiles above with a coved bressumer above now covered by a tiled bellcast. Eaves cornice. Tiled roof. Casement windows with diamond-shaped panes. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3
5	The Fox Inn	Grade 2 listed building	1354189	Probably C17. Two storeys. Five windows. Painted brick. Eaves cornice of brick cogging. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
6	Field Cottage	Grade 2 listed building	1026973	C17 or earlier. Two storeys. Four windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
7	The Old Cottage	Grade 2 listed building	1285580	C17 or earlier. Two storeys. Three windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows, one with pointed Gothic panes. Massive stone chimney breast with brick buttress at north end.	High +3	Negligible 0	Not Significant + 3
8	Hornshill Farmhouse	Grade 2 listed building	1194475	C18. Two storeys. Three windows. Ground floor red brick, above tile-hung. Horsham slab roof with a small strip of tiles along the top. Tiled roof. Glazing bars intact. Modern porch. To north is a portion of 2 windows with casement windows on first floor.	High +3	Negligible 0	Not Significant + 3
9	Bucks Cottage	Grade 2 listed building	1026983	C17 or earlier timber-framed building with red brick infilling on ground floor, first floor now tile hung. Tiled roof. Casement windows. Brick chimney breast at west end. Modern porch. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
10	Canfield Farmhouse	Grade 2 listed building	1194681	C16 timber-framed building with plaster and painted brick infilling, also diagonal braces on first floor. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3

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
11	Stubbons	Grade 2 listed building	1354219	C16 timber-framed building with plaster and painted brick infilling, also curved braces on first floor. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
12	Martins Cottage	Grade 2 listed building	1194672	Probably two cottages originally. North section C17 or earlier timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in painted brick. South section probably C18. Painted brick. Eaves cornice of brick cogging. Tiled roof and casement windows to the whole. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
13	Two Wells	Grade 2 listed building	1027001	C17 or earlier timber-framed building with the timbering and plaster infilling exposed in the north wall but refronted with flints, since painted, on ground floor and fishscale tiles above. Hipped tiled roof. Modern casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
14	Horshoe Cottage	Grade 2 listed building	119448	Early C19. Two storeys. Two windows. Faced with weather-boarding. Tiled roof. Glazing bars intact on first floor. Modern bays and porch on ground floor. Included for group value.	High +3	Negligible 0	Not Significant +3
15	Elmfield Cottage	Grade 2 listed building	1354194	C18. Two storeys. Three windows. Ground floor painted brick with modillion cornice above it. First floor hung with fishscale tiles. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
16	Autumn Cottage	Grade 2 listed building	1285685	Early C19. Similar to Horshoe Cottage but unaltered. Two storeys. Three windows. Faced with weather-boarding. Tiled roof. Glazing bars intact. Gabled porch.	High +3	Negligible 0	Not Significant +3
17	Willow Cottage	Grade 2 listed building	1027002	Similar building. Early C19. Two storeys. Three windows. Faced with weather- boarding. Tiled roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant +3
18	Swaynes Farmhouse	Grade 2 listed building	1026986	The old portion is a C17 or earlier timber-framed building now tile-hung. Two storeys and attic. Three windows. Three dormers. Horsham slab roof. Casement windows. C19 portion built round it to the west and north like an L.	High +3	Negligible 0	Not Significant +3
19	Mill Hill	Grade 2 listed building	1026994	Late C18 or early C19. Square house. Two storeys. Three windows. Red brick and grey headers. Hipped tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
20	Green Lanes	Grade 2 listed building	1026988	Built in 2 sections. West section is a C17 or earlier timber-framed building, refronted with red brick and grey headers but the timbering visible in the side wall. Tiled roof. Casement windows. Two storeys. Two windows. East section is C19.	High +3	Negligible 0	Not Significant +3
21	Barn to the north west of Mill Hill	Grade 2 listed building	1285768	C18. Faced with weather-boarding. Tiled roof.	High +3	Negligible 0	Not Significant +3
22	Bucks Green Cottage	Grade 2 listed building	1026989	C18. Two storeys. Three windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Two doorways with flat hoods over. Modern shop front to east of these.	High +3	Negligible 0	Not Significant +3
23	Burnalls	Grade 2 listed building	1026990	Built as 2 cottages. East cottage is C16 timber-framed building with the timbering and painted brick infilling exposed on ground floor and above hung with fishscale tiles. Horsham slab roof. Casement windows. West cottage early C19. Red brick. Tiled roof. Sash windows. Doorway with flat hood and door of 6 fielded panels. Two storeys and 3 windows in all.	High +3	Negligible 0	Not Significant +3

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
24	The Queens Head Public House	Grade 2 listed building	1026991	C17 or earlier timber-framed building with painted brick infilling, first floor hung with fishscale tiles. Tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
25	Goblins Pool Hotel (The Old Cottage/ Snoxall)	Grade 2 listed building	1026992	C17. Two storeys. Five windows. Painted brick. Horsham slab roof. Casement windows. Recessed modern addition at north-east end.	High +3	Low +1	Potentially Significant +4
26	Bucks Green Place	Grade 2 listed building	1354188	C18. Two storeys. Three windows. Red brick and grey headers. Modillion eaves cornice. Tiled roof.	High +3	Negligible 0	Not Significant +3
27	Forge Cottage	Grade 2 listed building	1026993	L-shaped C16 timber-framed building with plaster infilling. West end with gable tile-hung. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
28	Warhams Cottage	Grade 2 listed building	1026978	C18 or earlier. L-shaped barn and outbuilding, converted into a dwelling. Two storeys. Three windows. Faced with weather-boarding, ground floor of south wing red brick. Tiled roof. Modern windows.	High +3	Negligible 0	Not Significant +3
29	Warhams	Grade 2 listed building	1194707	Restored C16 timber-framed house with plaster infilling, ground floor rebuilt in red brick. First floor of south end oversails on brackets. Horsham slab roof. Modern casement windows. In the centre is a half-hipped first floor projection, tile-hung and now underbuilt. Two storeys. Five windows.	High +3	Negligible 0	Not Significant +3
30	Wanford Mill House	Grade 2 listed building	1026995	Early C19. Two storeys. Two windows and one dummy window. Red brick. Tiled roof. Glazing bars intact. Doorway with flat hood over and 6 panel door. Late C19 wing behind forming a T in plan.	High +3	Negligible 0	Not Significant +3
31	Wanford Mill	Grade 2 listed building	1285736	The former mill building, now a house. C16. Red brick and grey headers, part of the upper portion faced with weather-boarding. Two storeys. Six windows.	High +3	Negligible 0	Not Significant +3

It is suggested that of the heritage assets identified in **Table 58** the following may be more sensitive to potential changes to their significance;

- Goblins Pool Hotel (The Old Cottage/ Snoxall) (NHLE 1026992)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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 rural setting of the settlement of Bucks Green should be enhanced as part of the development, with a lower quantum of development/open space on land closer to the northern boundary.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

RUSPER

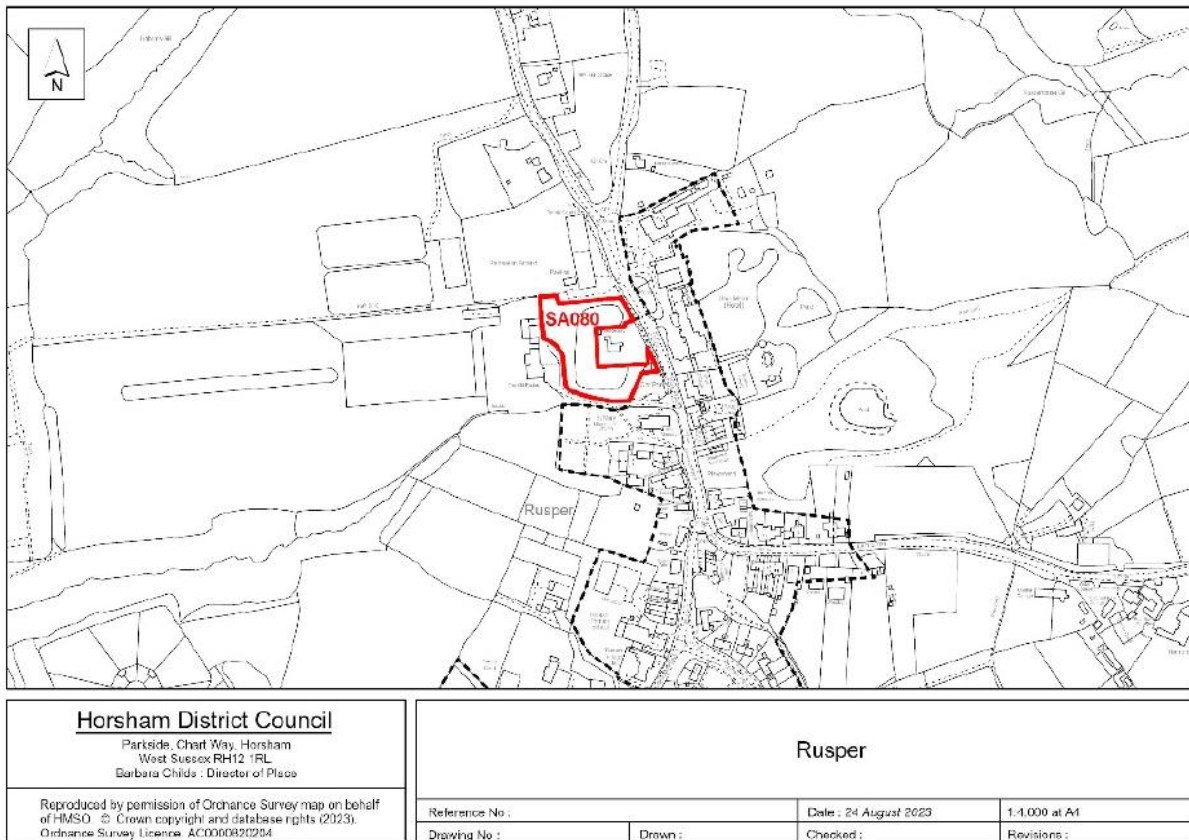
## Cultural Heritage Desk Based Assessment - Land at Rusper Glebe, Rusper SA080.

### Introduction

Land at Rusper Glebe, Rusper has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA080.

**Figure 20** identifies the site which is located to the west of Rusper High Street, to the south of St Mary Magdalene Church and east of The Old Rectory. The land surrounds The Rectory on three sides to the north, west and south. The site is within the Rusper Conservation Area with the northern boundary forming the boundary of the conservation area as well as the site itself

**Figure 20 – Land proposed at Rusper Glebe SA080.**



### Topography and Geology

The site appears to be greenfield.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation Mudstone.



## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being associated with post medieval settlement expansion. To the south is the medieval church of St Mary Magdalene, which was rebuilt in 1855. The building which now appears to be The Old Rectory is shown on the OS published in 1874, with the development site identified as Glebe. There is a well identified in the south eastern corner of the site. The British History Online refers to the area as follows;

“The rectory was valued in 1291 at 10 marks, (fn. 14) and in 1341 there were a house and glebe. (fn. 15) In 1535 the living was said to be worth £9 10s. 9d. (fn. 16) A century later the rectory house stood north of the church; most of the glebe, comprising 31 a., then lay east or north-east of the village, away from any road and accessible only on the sufferance of neighbouring landowners. (fn. 17) It was later apparently exchanged, for c. 1840 the glebe consisted of 44 a. north-west of the church and rectory house. (fn. 18) In the early 17th century the rector was said to enjoy all the tithes of the parish in kind, (fn. 19) but in 1696 Nunnery and Langhurst farms, as former monastic land, each successfully claimed to pay a modus instead, (fn. 20) and they continued to do so in 1842. (fn. 21) The rectory house in 1712 seems to have been a large building, with at least two parlours, a study, five chambers, and two garrets, (fn. 22) but a century later it was described as 'indifferent'. (fn. 23) A new rectory house, of brick in Gothic style, was built in the mid 19th century.”<sup>1</sup>

Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 59** has 0 archaeological sites within its boundary, but 2 ANA's within the study area to the north and south as shown in **Table 60**. Within the wider study area there are 13 listed buildings.

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<sup>1</sup> <https://www.british-history.ac.uk/vch/sussex/vol6/pt3/pp117-119> accessed 25.11.2020

**Table 59: 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	13 – 1 Grade 1 St Mary Magdalene Church, 12 Grade 2.
Conservation Areas	1 – Rusper Conservation Area	1 – Rusper Conservation Areas
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	2 (1 red)

**Table 60: Archaeological Notification Areas within the study area of land.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	The Parish Church of St Mary Magdalene, Rusper	Red (Horsham 002)
2	Highams Farm Medieval Farmstead, Rusper	Amber (Horsham 088)

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. The site is close to the boundary of a red ANA relating to St Mary Magdalene’s Church.

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.

Within the proposed development site there were no listed buildings, but it is within the Rusper Conservation Areas. Within the wider study area there are 13 grade 2 listed buildings, and 1 grade 1 building (St Mary Magdalene's Church). The church is situated in close proximity to the boundary of the proposed site.

### Heritage Assets and Potential Impacts

**Table 61** 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 61: 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	Parish Church of St Mary Magdalene	Grade 1 listed building	1026946	Chancel with north vestry, nave with aisles, south porch and west tower. Tower C15. Remainder originally C14 rebuilt in 1855. Graded for good medieval tower.	High + 3	Medium + 2	Significant + 5
2	Rusper War Memorial	Grade 2 listed building	1436556	Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it has made in the conflicts of the C20; * Architectural interest: a simple yet dignified granite obelisk with carved decorative details; * Group value: with the church of St Mary Magdalene (Grade I) and the Plough Inn opposite (Grade II)	High + 3	Medium + 2	Significant + 5
3	Outbuilding adjoining Avery's on north west side	Grade 2 listed building	1026948	Tall C18 building faced with tarred weather-boarding. Tiled roof. One sash window with glazing bars.	High + 3	Negligible 0	Not Significant + 3
4	Averys	Grade 2 listed building	1026947	L-shaped C16 timber-framed building with plaster and painted brick infilling. Two storeys. Four windows. Horsham slab roof. Casement windows. North-east wing has a tile-hung gable oversailing on a moulded bressumer. Modern porch.	High + 3	Negligible 0	Not Significant + 3
5	Michealmas Cottage	Grade 2 listed building	1354206	C17 or earlier timber-framed building with red brick infilling, first floor now tile-hung. Tiled roof. Casement windows. Two storeys. Two windows. Large modern addition behind.	High + 3	Negligible 0	Not Significant + 3
6	Quincefold	Grade 2 listed building	1026949	Restored C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. Modern red brick gabled addition to south.	High + 3	Negligible 0	Not Significant + 3
7	Dial Post Farmhouse	Grade 2 listed building	1180459	C17 or earlier. Two storeys and attic. Two windows. Now tile-hung. Roof in 2 sections, both of Horsham slabs in front and tiles behind. Casement windows. Modern additions behind.	High + 3	Negligible 0	Not Significant + 3
8	Barn to south east of Highams	Grade 2 listed building	1356638	C18. Faced with weather-boarding. Tiled roof.	High + 3	Negligible 0	Not Significant + 3
9	Highams	Grade 2 listed building	1067596	C17 or earlier. Two storeys and attic in gable. Four windows. Now faced with red brick and grey headers on ground floor and fishscale tiles above, east wing weather-boarded. Horsham slab roof. Casement windows. C19 gabled brick porch.	High + 3	Negligible 0	Not Significant + 3

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
10	Ghyll Manor Cottage	Grade 2 listed building	1026950	Formerly 2 cottages, now one house. C16 timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Five windows.	High + 3	Medium +2	Significant + 5
11	The Plough Inn	Grade 2 listed building	1285483	C17 or earlier timber-framed building, now fronted with stucco on ground floor and weather-boarding above. Horsham slab roof, south end tiled. Casement windows. Two storeys. Four windows.	High + 3	Low +1	Potentially Significant + 4
12	Norman Cottages	Grade 2 listed building	1354207	Early C19. Two storeys. Two windows. Ground floor painted brick, above hung with fishscale tiles. Tiled roof. Casement windows. Doorways with flat hoods over.	High + 3	Negligible 0	Not Significant + 3
13	The Star Inn	Grade 2 listed building	1026951	V-shaped building at fork in the road. Probably C17 timber-framed building, refaced, the south-east wing in the C18, the south-west wing in C19. Now faced with painted brick, roughcast and tile-hanging. Tiled roof. Casement windows. Two storeys. Four windows facing south-east, 3 windows facing south-west.	High + 3	Negligible 0	Not Significant + 3
14	Rusper Conservation Area	Conservation Area			High + 3	High +3	Significant + 6

It is suggested that of the heritage assets identified in **Table 61** the following may be more sensitive to potential changes to their significance;

- The Plough Inn – Grade 2 (NHLE 1285483)
- Ghyll Manor Cottage – Grade 2 (NHLE 1026950)
- Parish Church of St Mary Magdalene – Grade 1 (NHLE 1026946)
- Rusper War Memorial – Grade 2 (NHLE 1436556)
- Rusper Conservation Area

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- Any new development to the north of the church should preserve and enhance the historic relationship between the church, The Old Rectory and the Glebe.
- Properties immediately surrounding the site should be assessed to understand whether they could be considered as non-designated heritage assets eg. The Old Rectory and Ghyll Manor.
- New buildings should be traditionally scaled and detailed.
- Any entrances to the site onto the High Street should be minimal in form and reflect the character of the conservation area.
- Proposed development should utilise the pallet of materials within the conservation area to create a sense of place.

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

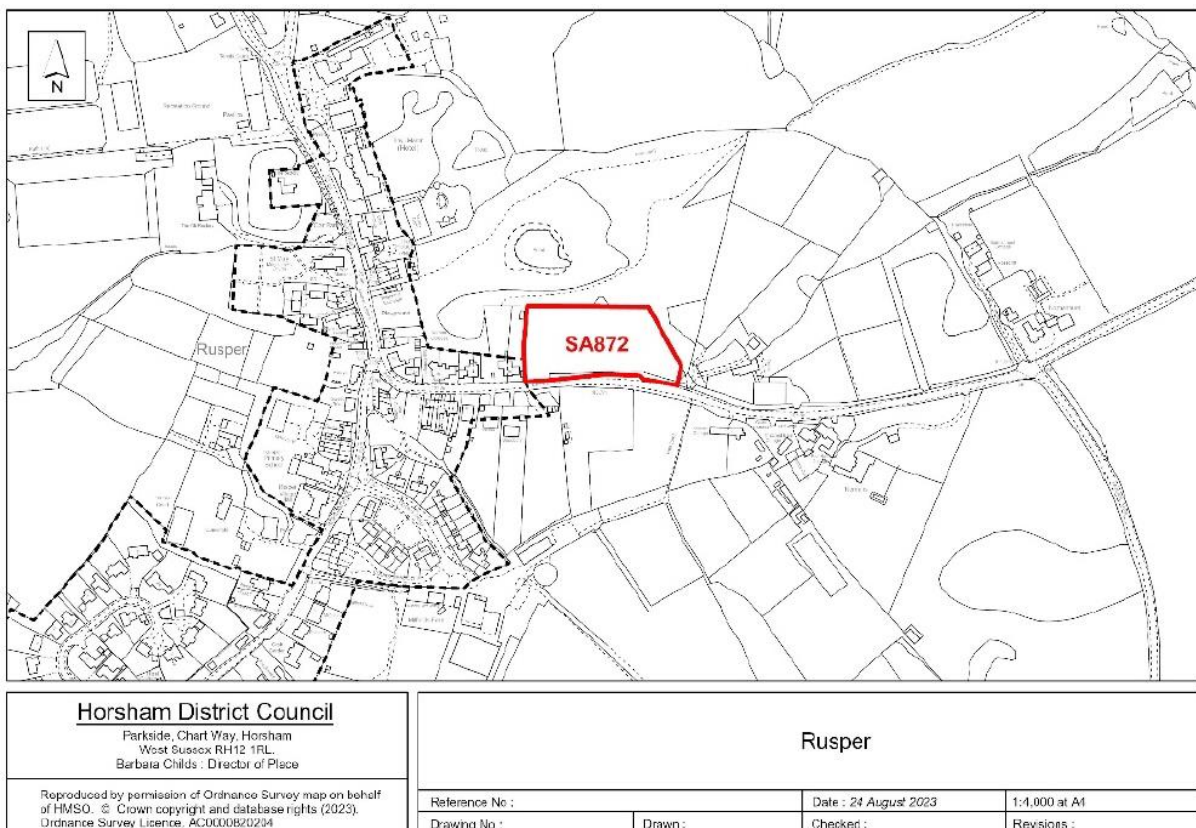
## **Cultural Heritage Desk Based Assessment - Land north of East Street, Rusper SA872.**

### Introduction

Land to the north of East Street, Rusper has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA872.

**Figure 21** identifies the site which is located to the south of East Street, and to the east of Rusper Conservation Area.

**Figure 21 – Land proposed at East Street, Rusper SA872.**



### Topography and Geology

The site appears to be grassed pasture.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation Mudstone.

### Overview

Archaeology



The Historic Landscape Characterisation Study identifies the proposed site as being associated with post medieval informal parkland. On the southern side of East Street the land is identified as being associated with post medieval to modern regular piece meal enclosures The Rusper Conservation Area is located close to the western boundary of the site.

Therefore there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 62** has 0 archaeological sites within its boundary, but 3 ANA's within the study area to the north and south as shown in **Table 63**. Within the wider study area there are 17 listed buildings.

**Table 62: 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	17 – 1 Grade 1 St Mary Magdalene Church, 16 Grade 2.
Conservation Areas	0	1 – Rusper Conservation Areas
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	3 (1 red)

**Table 63: Archaeological Notification Areas within the study area of land.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	The Parish Church of St Mary Magdalene, Rusper	Red (Horsham 002)
2	Highams Farm Medieval Farmstead, Rusper	Amber (Horsham 088)
3	Court Farm Medieval Historic Farmstead, Rusper	Amber (Horsham 090)

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. The site is close to the boundary of a Red ANA relating to St Mary Magdalene's Church.

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.

Within the proposed development site there were no listed buildings, but it is close to the Rusper Conservation Area. Within the wider study area there are 16 grade 2 listed buildings, and 1 grade 1 building (St Mary Magdalene's Church).

### Heritage Assets and Potential Impacts

**Table 64** 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 64: 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	Parish Church of St Mary Magdalene	Grade 1 listed building	1026946	Chancel with north vestry, nave with aisles, south porch and west tower. Tower C15. Remainder originally C14 rebuilt in 1855. Graded for good medieval tower.	High + 3	Negligible 0	Not Significant + 3
2	Rusper War Memorial	Grade 2 listed building	1436556	Historic interest: as an eloquent witness to the tragic impact of world events on this community, and the sacrifices it has made in the conflicts of the C20; * Architectural interest: a simple yet dignified granite obelisk with carved decorative details; * Group value: with the church of St Mary Magdalene (Grade I) and the Plough Inn opposite (Grade II)	High + 3	Negligible 0	Not Significant + 3
3	Outbuilding adjoining Avery's on north west side	Grade 2 listed building	1026948	Tall C18 building faced with tarred weatherboarding. Tiled roof. One sash window with glazing bars.	High + 3	Negligible 0	Not Significant + 3
4	Averys	Grade 2 listed building	1026947	L-shaped C16 timber-framed building with plaster and painted brick infilling. Two storeys. Four windows. Horsham slab roof. Casement windows. North-east wing has a tile-hung gable oversailing on a moulded bressumer. Modern porch.	High + 3	Negligible 0	Not Significant + 3

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
5	Michealmas Cottage	Grade 2 listed building	1354206	C17 or earlier timber-framed building with red brick infilling, first floor now tile-hung. Tiled roof. Casement windows. Two storeys. Two windows. Large modern addition behind.	High + 3	Negligible 0	Not Significant + 3
6	Quincefold	Grade 2 listed building	1026949	Restored C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. Modern red brick gabled addition to south.	High + 3	Negligible 0	Not Significant + 3
7	Dial Post Farmhouse	Grade 2 listed building	1180459	C17 or earlier. Two storeys and attic. Two windows. Now tile-hung. Roof in 2 sections, both of Horsham slabs in front and tiles behind. Casement windows. Modern additions behind.	High + 3	Negligible 0	Not Significant + 3
8	Barn to south east of Highams	Grade 2 listed building	1356638	C18. Faced with weather-boarding. Tiled roof.	High + 3	Negligible 0	Not Significant + 3
9	Highams	Grade 2 listed building	1067596	C17 or earlier. Two storeys and attic in gable. Four windows. Now faced with red brick and grey headers on ground floor and fishscale tiles above, east wing weather-boarded. Horsham slab roof. Casement windows. C19 gabled brick porch.	High + 3	Negligible 0	Not Significant + 3
10	Ghyll Manor Cottage	Grade 2 listed building	1026950	Formerly 2 cottages, now one house. C16 timber-framed building with painted brick infilling. Tiled roof. Casement windows. Two storeys. Five windows.	High + 3	Negligible 0	Not Significant + 3
11	The Plough Inn	Grade 2 listed building	1285483	C17 or earlier timber-framed building, now fronted with stucco on ground floor and weather-boarding above. Horsham slab roof, south end tiled. Casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
12	Norman Cottages	Grade 2 listed building	1354207	Early C19. Two storeys. Two windows. Ground floor painted brick, above hung with fishscale tiles. Tiled roof. Casement windows. Doorways with flat hoods over.	High + 3	Negligible 0	Not Significant + 3
13	The Star Inn	Grade 2 listed building	1026951	V-shaped building at fork in the road. Probably C17 timber-framed building, refaced, the south-east wing in the C18, the south-west wing in C19. Now faced with painted brick, roughcast and tile-hanging. Tiled roof. Casement windows. Two storeys. Four windows facing south-east, 3 windows facing south-west.	High + 3	Negligible 0	Not Significant + 3
14	Rusper Court House, Rusper Court Manor and Rupser Court Place	Grade 2 listed building	1180400	Originally one house called Rusper Court or Court House, now 3 dwellings. L-shaped late C16 or early C17 timber-framed house now much enlarged to form a half H-plan. The south front has been rebuilt in red brick on the ground floor and is tile hung above, but the north face of the wing has the timbering exposed with brick infilling. Two storey, 4 windows in the original portion. Brick chimney breast in the middle of the south front with half a stepped brick gable. Ashlar chimney breast at the east end of the south wing. Horsham slab roof. Tile-hung gabled turret with cupola over at the west end of the roof. Modern casement window in front but some windows with small	High + 3	Negligible 0	Not Significant + 3

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
				square panes behind. Large additions to north and north-west to form a half-H-plan.			
15	Little Ventors, Venters	Grade 2 listed building	1285457	Large house, now sub-divided. Restored C16 timber-framed with herring-bone brick nogging. Long south wing close-studded. Shorter north wing has gable. Horsham slab roof. Casement windows. Two storeys and attic. Eight windows. Three dormers.	High +3	Negligible 0	Not Significant + 3
16	Venters Lodge	Grade 2 listed building	1026956	Not now a lodge. L-shaped C16 timber-framed building with red brick infilling. Tiled roof. Casement windows. Gable ends, east, west and north. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
17	Chowles Barn	Grade 2 listed building	1354211	Chowles Barn is a largely modern house. This building was originally a barn but has since been converted into a separate residence. C17 timber-framed building with plaster infilling. Tiled roof. Casement windows. Two storeys. Four windows. Modern addition at east end. Tower, faced with weather-boarding, above roof of west end.	High +3	Negligible 0	Not Significant + 3
18	Rusper Conservation Area	Conservation Area			High + 3	Medium +2	Significant + 5

It is suggested that of the heritage assets identified in **Table 64** the following may be more sensitive to potential changes to their significance;

- Rusper Conservation Area

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

## 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed.
- Any entrances to the site onto East Street should be minimal in form and reflect the character of the conservation area.
- Proposed development should utilise the pallet of materials within the conservation area to create a sense of place.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the conservation area and the surrounding countryside.

SMALL DOLE

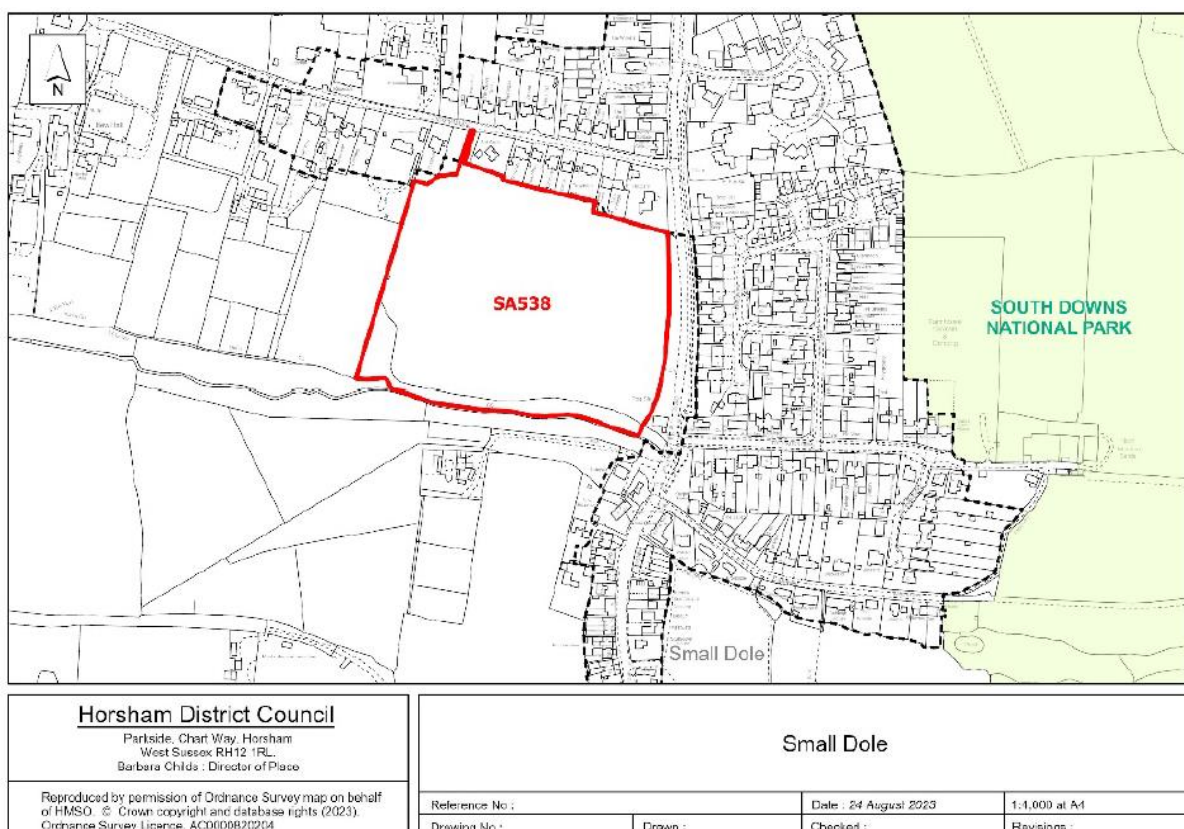
## **Cultural Heritage Desk Based Assessment - Land west of Shoreham Road SA 538**

### Introduction

Land west of Shoreham Road has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA538.

**Figure 22** identifies site SA538. The site is located to the south of New Hall Lane and west of Shoreham Road.

**Figure 22 – Land west of Shoreham Road SA538**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval planned enclosures. To the south west of the site is the site of a historic outfarm. To the west of the site is New Hall and its associated farmstead. There is 1 archaeological site within the wider study area.



It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 65** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 7 listed buildings, 3 ANAS (see **Table 66**) and 1 archaeological site.

**Table 65: 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	7
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.66 km to the north east.
Archaeological Notification Areas	0	3

**Table 66: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078 Mid Sussex 044)
2	Woods Mill 18th Century Watermill and Historic Farmstead, Henfield	Amber (SDNPA 095)
3	New Hall Farm 18th Century Historic Farmstead, Henfield	Amber (Horsham 165)

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 67** 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 67: 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	Garden walls and bee holes at New Hall to the north of the house	Grade 2 listed building	1353988	C18. Rectangle of red brick walls containing four round-headed recesses which were originally bee-holes.	High +3	Low +1	Potentially Significant + 4
2	New Hall	Grade 2 listed building	1286390	C18 building on the site of the C16 court-house. Two storeys. Five windows. Stuccoed. Stringcourse. Wooden eaves bracket cornice. Hipped slate roof. Glazing bars intact. Doorway with engaged columns, curved pediment, semi-circular fanlights and door of six fielded panels.	High +3	Low +1	Potentially Significant + 4
3	Little Oreham Farmhouse	Grade 2 listed building	1353989	Restored C17 or earlier timber-framed building, largely rebuilt in red brick but some timbering still visible at east end. Tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
4	Furzefield Farmhouse	Grade 2 listed building	1192981	Restored C17 or earlier timber-framed building with plaster infilling, ground floor rebuilt in red brick. Gable at west end. Tiled roof. Casement windows. One storey and attic. Two gabled dormers.	High +3	Negligible 0	Not Significant + 3
5	Oreham Cottage	Grade 2 listed building	1027386	C17 or earlier timber-framed building with, plaster infilling, ground floor rebuilt in brick, now painted. Tiled roof. Three casement windows. Two storeys.	High +3	Negligible 0	Not Significant + 3
6	The Mill Building at Woods Mill	Grade 2 listed building	1192994	C18. Ground floor red brick, above faced with weather-booming. Tiled roof. Gable. Four storeys. One window. Lower T-wing to north.	High +3	Negligible 0	Not Significant + 3
7	The Mill House at Woods Mill	Grade 2 listed building	1027387	Originally two separate houses at right angles to each other, but now joined C18. Two storeys. Two windows to each block. Hipped with stucco at front, with flints on north side and with tiles, cream-	High +3	Negligible 0	Not Significant + 3

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
				washed, on south side. Stringcourse. Slate roof. Glazing bars intact.			

It is suggested that of the heritage assets identified in **Table 67** the following may be more sensitive to potential changes to their significance;

- Garden walls and bee holes at New Hall to the north of the house (NHLE 1353988)
- New Hall (NHLE 1286390)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

#### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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 rural setting of New Hall should be retained as part of the development, with a lower quantum of development/open space on land closer to the western boundary.
- New buildings should be traditionally scaled and detailed.
- The eastern, southern and western boundary of the site should retain a green edge .
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.

STEYNING

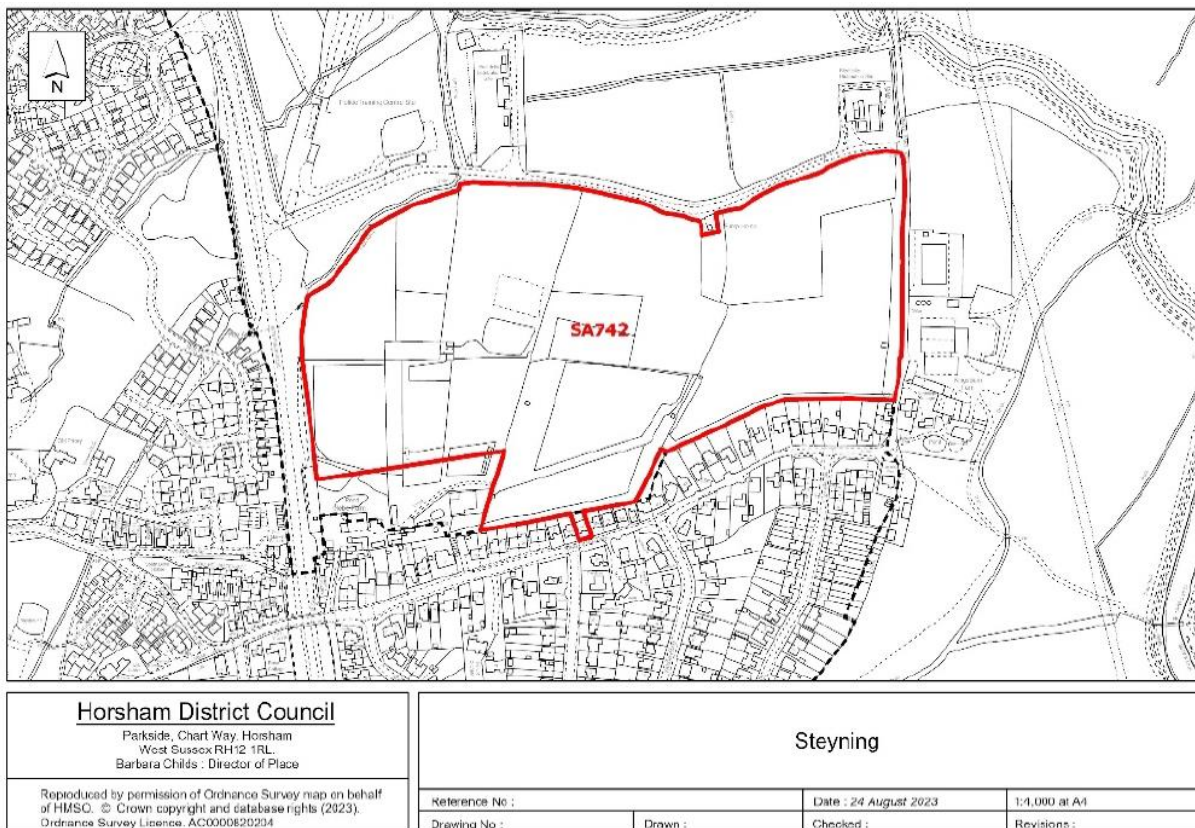
## **Cultural Heritage Desk Based Assessment - Land at Glebe Farm, Steyning SA742.**

### Introduction

Land to Glebe Farm, Steyning has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA742.

**Figure 23** identifies the site which is located to the north of Kings Barn Lane and east of Steyning By-Pass.

**Figure 23 – Land proposed at Glebe Farm, Steyning SA742**



### Topography and Geology

The site appears to be grassed pasture.

The solid geology of the site as shown by the British Geological Survey as bands of Gault Formation Mudstone.

## Overview

### Archaeology

The Historic Landscape Characterisation Study identifies the proposed site as being associated with post medieval fieldscapes, in the eastern part of the site is an archaeological site. To the west of the site is the Steyning Conservation Area, and the red ANA of Steyning historic core and associated early medieval and medieval occupation. Within the wider study area are 4 scheduled monuments;

- Bramber Castle - NHLE 1012174 - The monument includes the earthworks and internal area of a castle which was occupied almost continuously from 1075 to about 1450 by the descendants of the founder, William de Braose. Partial excavation of the site in 1966-7 revealed how the castle developed from a 'motte and bailey' type to an 'enclosure' type. The castle was established as a defensive and administrative centre for the newly established rape of Bramber. The motte was raised 9m above the knoll level using marl quarried from an encircling ditch 15-17m wide and up to 4m deep. The whole knoll top, 170m north-south by 85m east-west, was enclosed within a wall or palisade, and a stone gatehouse guarded the only entrance on the south side. The motte was soon abandoned in favour of a stone tower keep of three storeys built over the gatehouse, and the motte ditch was backfilled. An outer ditch, which plunged to 25m below the knoll top in places, was dug around the knoll and on its outer edge a bank was constructed to strengthen further the defences. Around the knoll top the wall was renewed or replaced in stone and still survives to a height of some 3m on the west side. Inside the castle were a number of buildings used until the 15th century. The footings of the access bridge on the south side of the castle survive beneath the modern structure here. Subsidence on a large scale saw the ruin of the castle during the 16th century. The approach path, the modern bridge and the access steps beyond are excluded from the scheduling although the ground beneath is included. – 0.56 Km to south of site.
- Group of salterns and a possible moat 250m east of Bramber Castle – NHLE 1015718 - The monument, which falls into four separate areas, includes a group of medieval salterns and an area of associated earthworks which have been interpreted as a contemporary moat, situated on the western bank of the River Adur. Before the river was embanked during the post-medieval period, the salterns lay within the floodplain of the tidal estuary on land periodically inundated by salt water. The saltern is represented by nine unevenly-shaped middens, or artificial heaps of waste silt and clay discarded after brine extraction. These survive to heights of up to c.1m. Investigations of similar middens elsewhere indicate that they will partly overlie, and be surrounded by, industrial structures surviving in buried form. These may include wicker or clay-lined pits, evaporation kilns, lead boiling pans and the foundations of temporary wooden buildings. Documentary sources suggest that the monument originally formed part of a larger group of salterns granted by William de Braose, the founder of Bramber Castle, to Duford Abbey on its foundation in c.1160. The other salterns of the group are believed to have been destroyed by the construction of the buildings along The Street, which lies to the south of the monument, and by agricultural operations. The possible moated site lies within the south eastern sector of the monument and is represented by a roughly square artificial island with sides measuring c.61m. Operations associated with the dredging of adjacent field drains during 1973-74 indicated that traces of medieval buildings may survive on the island. The island is surrounded by a narrow, shallow, now mainly dry ditch. Regular dredging of the modern field drain immediately to the south and west of the southern part of the monument has resulted in a linear dump of dredged material along its northern bank. This has



partly obscured the profile of the south western edge of the monument. The pumping station situated in the south eastern sector of the monument and all modern fences are excluded from the scheduling, although the ground beneath them is included – 0.49 KM to south.

- Saltern in Saltings Field, 220m north of Beeding Bridge – NHLE 1017660 - The monument includes a medieval saltern situated on the eastern bank of the River Adur. Before the river was embanked during the post-medieval period, the saltern lay within the floodplain of the tidal estuary on land periodically inundated by salt water. The saltern has four unevenly shaped middens, or artificial heaps of waste silt and clay discarded after brine extraction. These survive to heights of up to c.1m. Sherds of medieval pottery dating from the period between 1250-1450 were discovered during part excavation of two of the middens in 1995. Investigations of similar middens elsewhere indicate that they will partly overlie, and be surrounded by, industrial structures surviving in buried form. These may include wicker or clay lined pits, evaporation kilns, lead boiling pans and the foundations of temporary wooden buildings. Documentary sources suggest that the saltern originally operated on land owned by Sele Priory, situated c.350m to the NNE. By 1733, Saltings Field was glebe land belonging to the Parish Church of St Peter's. The modern wooden electricity poles, concrete drain heads, the modern surface of the track which crosses the eastern side of the monument and all modern fences are excluded from the scheduling, although the ground beneath these features is included – 0.75 km to the south east.
- Group of salterns north of St Peter's Church – NHLE 1016722 - he monument, which falls into seven separate areas of protection, includes a group of medieval salterns situated on low-lying ground on the eastern bank of the River Adur. Before the river was embanked during the post-medieval period, the salterns lay within the floodplain of the tidal estuary on land periodically inundated by salt water. The salterns are represented by at least 23 unevenly shaped middens, or artificial heaps of waste silt and clay discarded after brine extraction. These survive to heights of up to around 0.8m. Investigations of similar middens elsewhere indicate that they will partly overlie, and be surrounded by, industrial structures surviving in buried form. These may include wicker or clay-lined pits, water channels, evaporation kilns, lead boiling pans and the foundations of temporary wooden buildings. Several of the middens have been partly damaged by past agricultural operations and the construction of drainage channels and a farm track. Documentary sources suggest that the salterns were originally operating on land owned by Sele Priory, situated approximately 350m to the south. The modern fences which cross the monument are excluded from the scheduling, although the ground beneath them is included – 0.33 km to east.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 68** has 1 archaeological site within its boundary, and 4 scheduled monuments and 4 ANA's within the study area to the north and south as shown in **Table 69**. Within the wider study area there are 130 listed buildings.

**Table 68: 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	4 (to south and east)
Listed Buildings	0	130
Conservation Areas	0	2 – Steyning and Bramber Conservation Areas
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	1	3
Archaeological Notification Areas	0	4 (3 red)

**Table 69: Archaeological Notification Areas within the study area of land.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	The Site of Sele Priory and the Parish Church of St Peter, Upper Beeding	Red (Horsham 061)
2	Bramber Historic Core and Medieval Salt Working and Occupation	Red (Horsham 062)
3	Early Medieval Settlement and Medieval Saltworking, Deserted Medieval Village and St. Botolphs Church, Bramber	Amber (SDNPA071)
4	Steyning Historic Core and associated Early Medieval and Medieval Occupation	Red (Horsham 063)

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. There is also an archaeological site with the 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.

Within the proposed development site there were no listed buildings, but it is close to the Rusper Conservation Areas. Within the wider study area there are 16 grade 2 listed buildings, and 1 grade 1 building (St Mary Magdalene's Church).

### Heritage Assets and Potential Impacts

**Table 70** 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 70: 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	Steyning Conservation Area	Conservation Area			High + 3	Low +1	Potentially Significant + 3
2	Bramber Conservation Area	Conservation Area			High + 3	Negligible 0	Not Significant + 3
3	Kings Barn Old Cottage	Grade 2 listed building	1027186	T-shaped farmhouse now two cottages. Probably C17. Two storeys. Three windows. North wing faced with cobbles with red brick dressings and quoins and Horsham slab roof. West and south wings red brick with tiled roof. Casement windows.	High + 3	Medium + 2	Significant + 5
4	The Priory	Grade 2 listed building	1181404	This house stands on the site of the original Priory of Sele and probably contains material from the medieval building. But most of it dates from 1792. Two storeys and attic. Three windows. Two dormers. Painted brick. Dentilled eaves cornice. Slate roof. Glazing bars intact. Two bays on ground and first floors. Doorway up four steps with engaged columns, pediment, semi-circular fanlight and door of six moulded panels.	High + 3	Negligible 0	Not Significant + 3
5	The Parish Church of St Peter	Grade 2* listed building	1027214	Chancel, nave with south aisle and porch and west tower. Nave and tower C14 with some stones preserved from the priory founded by William de Braose in 1075. Chancel rebuilt in C19. South aisle and porch added in 1852, when the church was restored.	High + 3	Negligible 0	Not Significant + 3
6	Upper Beeding War Memorial	Grade 2 listed building	1456706	located near the south-east entrance to the churchyard of the Church of St Peter (Grade II*), the war memorial comprises a Latin cross with octagonal arms, on a tall, tapered octagonal shaft with broach chamfers and a square base. It is surmounted on a chamfered square pedestal, and set on a square step with chamfered corners. To each side of the pedestal are metal plaques inscribed with the names of the men that died in the First World War. The inscription on the plaque to the south face of the pedestal reads:  THIS CROSS IS ERECTED / IN GRATEFUL RECOGNITION / OF THE DEVOTION OF THE / MEN OF BEEDING WHO GAVE / THEIR LIVES IN THE WAR / 1914 – 1919 / LORD ALL PITYING JESU BLEST / GRANT THEM THY ETERNAL REST	High + 3	Negligible 0	Not Significant + 3

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
7	St Marys Guest House and Garden Gate	Grade 1	1027419	Built in the C15 as a home for the Wardens of the Bridge, who were the monks of Sele Priory at Upper Beeding. Probably a court-yard house originally, of which this is the only surviving wing. Timber-framed building with first floor close-studded and oversailing on the protruding ends of the floor joists, bressumer and brackets on the north and east sides. Ground floor of east front rebuilt in brick and flints. Plaster infilling. Hipped Horsham slab roof. Ground floor windows modern. First floor windows of east front original casement windows including a small projecting window of 2 tiers of three lights and one of two tiers of five lights, both with wooden mullions and transoms and diamond-shaped leaded panes. Two storeys and attic. Four windows and three hipped dormers facing east. Two windows and one dormer facing north. C19 flint addition to west and later brick addition beyond that. The interior has a good staircase, fine chimney-pieces and a room with painted panelled walls. Crested wrought iron gate to the garden to north-east of the house..	High + 3	Negligible 0	Not Significant + 3
8	Little St Marys, St Marys Lodge	Grade 2 listed building	1353966	St Mary's Lodge has the date 1620 on it. C17 timber-framed building refronted with flints with red brick dressings and quoins. Tiled roof in two sections, west section hipped. Casement windows. Blocked doorway in St Mary's Lodge beneath the datestone. This has the initials P I E. Blocked original window with wooden mullions at east end of first floor of Little St Mary's.	High + 3	Negligible 0	Not Significant + 3
9	The Old Priory	Grade 2 listed building	1027462	C17 or earlier timber-framed building now faced with flints with red brick dressings and quoins, but some timbering with plaster infilling visible in east wall. Tiled roof. Brick chimney breast at west end. Casement windows. Two storeys. Four windows.	High + 3	Negligible 0	Not Significant + 3
10	Yew Tree Cottage	Grade 2 listed building	1191975	C17. Two storeys. Two windows. Now faced with cement. Tiled roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
11	The Parish Church of St Nicholas	Grade 1 listed building	1353947	Chancel with east tower over it, nave and west vestry. Originally cruciform. Largely Norman. The tower is hollow and dates from the C18. Vestry C20.	High + 3	Negligible 0	Not Significant + 3
12	Bramber Castle Ruins	Grade 1 listed building	1286805	National Trust. Scheduled Ancient Monument. Fragments, one about 50 ft high, of the Norman motte and bailey castle probably built by the first William de Braose.	High + 3	Negligible 0	Not Significant + 3
13	Maudlyn Farm Cottage	Grade 2 listed building	1286837	L-shaped building. The west wing, which was once a separate cottage, is dated 1684. The main portion of the house is early C19. Two storeys. Four windows. Faced with flints with red brick dressings, quoins and stringcourse. Hipped tiled roof. Some horizontally-sliding sash windows, some ordinary sash windows with glazing bars intact, some casement windows.	High + 3	Negligible 0	Not Significant + 3

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
14	Burletts	Grade 2 listed building	1191946	Originally Bramber Rectory. Early C19. Two storeys and attic. Three windows. One dormer. Ground floor stuccoed, above tile-hung. Hipped slate roof. Most glazing bars intact. Architraves over ground floor windows. Porch of solid type.	High +3	Negligible 0	Not Significant + 3
15	Parish Church of St Andrew	Grade 1 listed building	1285518	Chancel with north and south chapels, nave with aisles, south porch and west tower. Nave C12 and one of the finest pieces of Norman work in Sussex. South door original C12 door with sanctuary ring. West tower about 1600, chequer work of stone and flints. Chancel rebuilt by the Duke of Norfolk about 1750 on the site of the original central tower (and chancel beyond) which had fallen into ruins by 1578.	High +3	Negligible 0	Not Significant + 3
16	The Old Priory	Grade 2 listed building	1027306	L-shaped house partly of timber-framed construction dating from the C17 or earlier, but wholly refaced in C18 and C19. East wing has an C18 front. Two storeys and attic. Three windows. One hipped dormer. Stuccoed. Tiled roof. Central projection in red brick with slate roof which has a Doric porch projecting beyond it. South wing early C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars intact.	High +3	Negligible 0	Not Significant + 3
17	Gateway in the garden to the south of Gatewick	Grade 2 listed building	1354025	C18. Originally a sort of ruin or folly, since converted into a gateway. Stone archway with pediment, buttresses in flints and brick.	High +3	Negligible 0	Not Significant + 3
18	Gatewick	Grade 2 listed building	1027298	C18. Two storeys. Five windows red brick. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six moulded and fielded panels. One window-bay in flints added at west end.	High + 3	Negligible 0	Not Significant + 3
19	Outbuilding adjoining Gatewick to the south east	Grade 2 listed building	1194312	Small L-shaped C18 building, possibly once a stable. One storey. Three windows. Faced with flints. Castellated parapet. Hipped tiled roof. Pointed casement windows.	High +3	Negligible 0	Not Significant + 3
20-132	All listed buildings within Steyning Conservation Area				High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 70** the following may be more sensitive to potential changes to their significance;

- Steyning Conservation Area
- Kings Barn, Old Cottages (NHLE 1027186)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified as being potentially subject to change 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;

- New buildings should be traditionally scaled and detailed.
- Any entrances to the site should be minimal in form and reflect the character of the lane.
- A strong boundary should be provided to the northern and eastern boundaries.

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside.



STORRINGTON

**Cultural Heritage Desk Based Assessment – Land to the north of Melton Drive/ Land south of Northlands Lane, Storrington SA361/732**

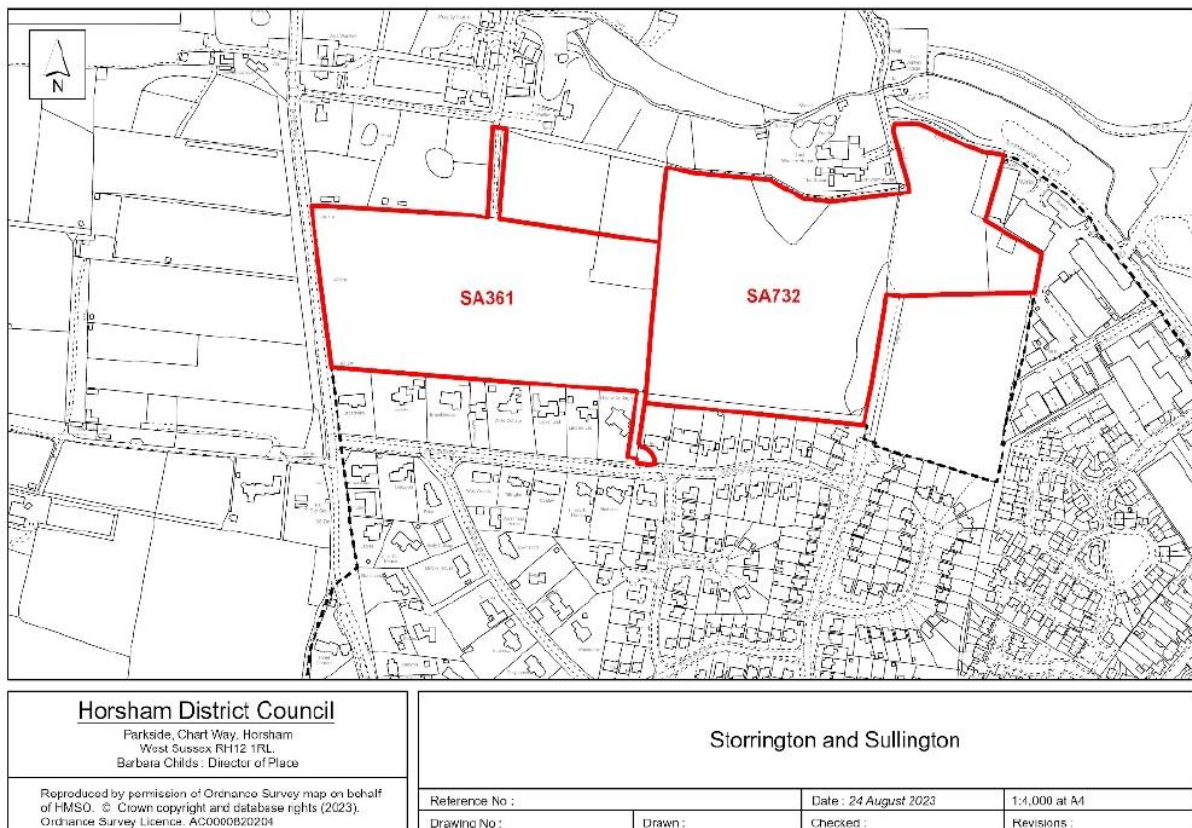
**Introduction**

Land to the north of Melton Drive/ Land south of Northlands Lane has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The sites are referred to in the SHELAA document as SA361 and SA732.

**Figure 24** identifies site SA361 and SA732.

The site is located to the north of the residential development of Melton Drive, and to the east of Fryern Road.

**Figure 24 – Land to the north of Melton Drive/ Land south of Northlands Lane, Storrington SA361/732**



**Overview**

**Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with medieval to post medieval enclosures. To the north of the site is East

Wantley historic farmstead, and West Wantley House historic farmstead. Approximately 0.65 km to the south of the site are 7 scheduled monuments;

1. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014945)
2. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014944)
3. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014943)
4. Group of three bowl barrows 350m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014942)
5. Pair of bowl barrows 280m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014956)
6. Bowl barrow 200m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014940)
7. Bowl barrow 120m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014941).

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 71** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 7 scheduled monuments, 33 listed buildings, 4 ANAS (see **Table 72**) and 4 archaeological sites.

**Table 71: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	7
Listed Buildings	0	33
Conservation Areas	0	1 – Storrington Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	4 – 0.46 km and 0.95 km to the north, 0.52 km to the south east, and 0.75 km to the south.
Archaeological Notification Areas	0	4

**Table 72: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078)
2	Heath Common Tile Works, Thakeham	Amber (Horsham 043)
3	Bronze Age Bowl Barrow Cemetery on Sullington Warren, Storrington and Sullington	Red (Horsham 079)
4	Storrington Historic Core	Red (Horsham 053)

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 73** 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 73: 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	West Wantley Farmhouse	Grade 2* listed building	1027238	Dated 1656. Originally L-shaped timber-framed building faced with stone. Horsham slab roof. Casement windows. Projection in centre comprising porch with room over and gable with the date 1656. Back wing of lower elevation. The angle of the L has been filled in in modern times so that the house is now square. Two storeys. Three windows. Richard Haines, author, lived here from 1654-1684.	High +3	Medium + 2	Significant + 5

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
2	East Wantley	Grade 2 listed building	1285180	C17 or earlier timber-framed house, south front refaced with ashlar with red brick dressings, quoins and stringcourse. Two red brick buttresses flank the doorway. West front faced with stone rubble on around floor and tile-hung above Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Medium +2	Significant +5
3	Rock Cottage	Grade 2 listed building	1181044	C18, two storeys. Two windows. Coursed stone with red brick dressings and quoins. Hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
4	Peacock Tree	Grade 2 listed building	1285171	Early C19. Two storeys. Four windows. Stone rubble with red brick dressings and quoins. Slate roof. Casement windows.	High +3	Negligible 0	Not Significant +3
5	Roundabout farmhouse	Grade 2 listed building	1027241	Probably C17. Two storeys. Five windows. Coursed stone with red brick dressings and quoins. Half-hipped tiled roof. Casement windows. Modern additions to east and north.	High +3	Negligible 0	Not Significant +3
6	The Pound	Grade 2 listed building	1027206	C17 or earlier timber-framed cottage with painted brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
7	Green Dene Farmhouse	Grade 2 listed building	1027205	C17 or earlier timber-framed building refaced in the C18 and enlarged by one window-bay to north in the early C19. Red brick and grey headers. Slate roof. Two storeys. Four windows.	High +3	Negligible 0	Not Significant +3
8	The Old Cottage	Grade 2 listed building	1354098	Small shaped C17 or earlier timber-framed cottage all on one side like that of "the Old Woman Who Lived in a Shoe". Plaster and red brick infilling. Thatched roof. Modern porch. Two storeys. One window.	High +3	Negligible 0	Not Significant +3
9	Greenhurst Manor	Grade 2 listed building	1027203	Probably a granary or warehouse originally, converted into a dwelling, Three storeys. Four windows. Ironstone rubble with red brick dressings and quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
10	The Old Thatch	Grade 2 listed building	1027202	C17 or earlier timber-framed building with painted brick and stone rubble infilling. Thatched roof with three "eyebrows". Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
11	Snapes Cottage	Grade 2 listed building	1027208	C17 or earlier timber-framed cottage with herring-bone brick nogging, partly refaced in modern brick. First floor jettied with curved braces. Gable with scalloped bargeboards. Tiled roof with pentice on south. Casement windows with diamond-shaped panes. Two storeys. One window.	High +3	Negligible 0	Not Significant +3
12	Penfold	Grade 2 listed building	1181375	C16 or earlier timber-framed building, refaced with stone rubble with the datestone 1566 on it. Two storeys. Four windows. Tiled roof with pentice behind. Casement windows. Two buttresses to ground floor. Chimney breast on west wall. Modern porch.	High +3	Negligible 0	Not Significant +3
13	Water Lane Farmhouse	Grade 2 listed building	1354063	C17 or earlier timber-framed building with plaster and painted brick infilling, refronted with stone, painted brick and tile-hanging. Hipped thatched roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
14	Leather Bottle Cottage	Grade 2 listed building	1285156	C17 or earlier timber-framed cottage with plaster infilling. Thatched roof with pentice at south end. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3

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
15	Byne	Grade 2 listed building	1027229	Early C19. Two storeys. Three windows facing south, three windows facing east. Stuccoed. Eaves cornice, dentilled on east front. Slate roof. Glazing bars intact. South front has on bay on both floors and a porch, east front two bays on both floors.	High +3	Negligible 0	Not Significant + 3
16	Brook House	Grade 2 listed building	1027228	Early C19. Two storeys and basement above ground level. Five windows. Stone. The two westernmost window bays recessed and stuccoed. Tiled roof. Windows with Venetian shutters and glazing bars intact. Porch at head of flight of steps.	High +3	Negligible 0	Not Significant + 3
17	Brook Cottage	Grade 2 listed building	1027227	C18. Two storeys. Two windows. Ashlar with red brick quoins and stringcourse. Tiled roof. Glazing bars intact. Modern brick porch.	High +3	Negligible 0	Not Significant + 3
18	2 and 4 East Brook	Grade 2 listed building	1285246	C18. Two storeys. Four windows. Stone rubble with red brick dressings and quoins, the westernmost window-bay faced with flints. Tiled roof. Vertical glazing bars only intact.	High +3	Negligible 0	Not Significant + 3
19	2 School Hill	Grade 2 listed building	1354074	C18. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
20	1 and 3 School Hill	Grade 2 listed building	1027234	C18. Two storeys. Four windows. Stone rubble, now painted. Brick stringcourse. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
21	No.41, including garden wall and gate piers) School Hill	Grade 2 listed building	1181052	Early C19. Two storeys. Three windows. Stuccoed. Eaves cornice. Slate roof. Glazing bars intact. Round-headed porch with semi-circular fanlight. Recessed wing of two windows to north. In front of the house to the south-east is a contemporary low pierced stone wall with domed gate-piers.	High +3	Negligible 0	Not Significant + 3
22	9 High Street	Grade 2 listed building	1354070	Early C19. Two storeys. Two windows. Faced with cobbles with long and short window surrounds, quoins and modillion eaves cornice of red brick. Slate roof. Glazing bars missing. Modern shop windows.	High +3	Negligible 0	Not Significant + 3
23	16 and 17 Brewers Yard	Grade 2 listed building	1285293	One building. C18. Two storeys. Four windows. Stuccoed front, sides stone rubble. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
24	10 – 14 Brewers Yard	Grade 2 listed building	1027262	Malthouse converted into five dwellings. Early C19. Consists of a tall central block of three storeys and two windows with high blocked vehicle arch in the centre and side portions of two storeys and two windows each. Stone rubble with red brick dressings and quotas. Tiled roof. Casement windows. First floor of the south end of the west front faced with weather-boarding.	High +3	Negligible 0	Not Significant + 3
25	4 – 9 Brewers Yard	Grade 2 listed building	1354048	Early C19 terrace of cottages. Two storeys. Twelve windows. Faced with stucco, stone rubble and red brick. Tiled roofs. Casement windows.	High +3	Negligible 0	Not Significant + 3
26	Mulberry House	Grade 2* listed building	1027235	C18. Two storeys. Six windows, easternmost window-bay recessed. Red brick. Painted stringcourse. Parapet with pediment over the centre window-bay containing a dummy lunette window in the tympanum. Tiled roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of six fielded panels.	High +3	Negligible 0	Not Significant + 3
27	18, 20 and 22 High Street	Grade 2 listed building	1027224	Early C19. Two storeys. Six windows. Stuccoed. Slate roof. Windows with vertical glazing bars only intact. Modern shop windows.	High +3	Negligible 0	Not Significant + 3

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
28	The Old Market Rooms, White Horse Hotel	Grade 2 listed building	1027236	The Hotel comprises two buildings. West one C18. Two storeys and attic. Three windows. Three gabled dormers. Ground floor painted brick, above stuccoed. Wooden shutters on ground floor. East and larger building C19. The Old Market House further east is early C19. Two storeys. One window. Painted brick. Slate roof. Glazing bars intact. Single room on first floor. Ground floor was store-rooms or stables with round-headed carriage archway.	High +3	Negligible 0	Not Significant + 3
29	7 and 9 West Street	Grade 2 listed building	1181072	Early C19. Two storeys. Three windows. Ground floor stuccoed, above red brick with four stuccoed ionic pilasters supporting the cornice and parapet. Slate roof. Doorway with rectangular fanlight. Modern shop front. Glazing bars intact above ground floor.	High +3	Negligible 0	Not Significant + 3
30	Number 11 West Street and 1 Church Street	Grade 2 listed building	1354075	Including No 1 Church Street. One building which follows the curve of the street. C18. Two storeys. Three windows. Stuccoed. Slate roof. Small shop windows.	High +3	Negligible 0	Not Significant + 3
31	Number 2 and Number 4 Church Street	Grade 2 listed building	1180833	C18 front to a probably older building. Two storeys. Four windows. Red brick. Hipped tiled roof with pentice at north end. Glazing bars missing. Later porch and modern shop window at north end.	High +3	Negligible 0	Not Significant + 3
32	14, 16 and 18 West Street	Grade 2 listed building	1285168	C18. Two storeys. Seven windows. Nos 14 and 16 stuccoed, No 18 ashlar with red brick dressings, quoins and stringcourse. No 14 and 18 tiled roofs, No 16 slates. Glazing bars missing. Ground floor altered. Round-headed windows on first floor of No 16.	High +3	Negligible 0	Not Significant + 3
33	Number 44 and 46 West Street	Grade 2 listed building	1027237	C18. Two storeys. Four windows. Tiled roofs. Glazing bars intact. No 44 ashlar with red brick dressings, quoins and stringcourse. No 46 red brick and grey headers alternately and modern shop front.	High +3	Negligible 0	Not Significant + 3
34	Storrington Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 73** the following may be more sensitive to potential changes to their significance;

- West Wantley Farmhouse (NHLE 1027238)
- East Wantley (NHLE 1285180)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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;

- Care should be taken to ensure that the isolated, agricultural setting of West Wantley Farm and East Wantley is retained to ensure an understanding of the historic and functional role of the farmhouses within their surroundings. The rural aspect of the buildings contributes to their setting.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north.

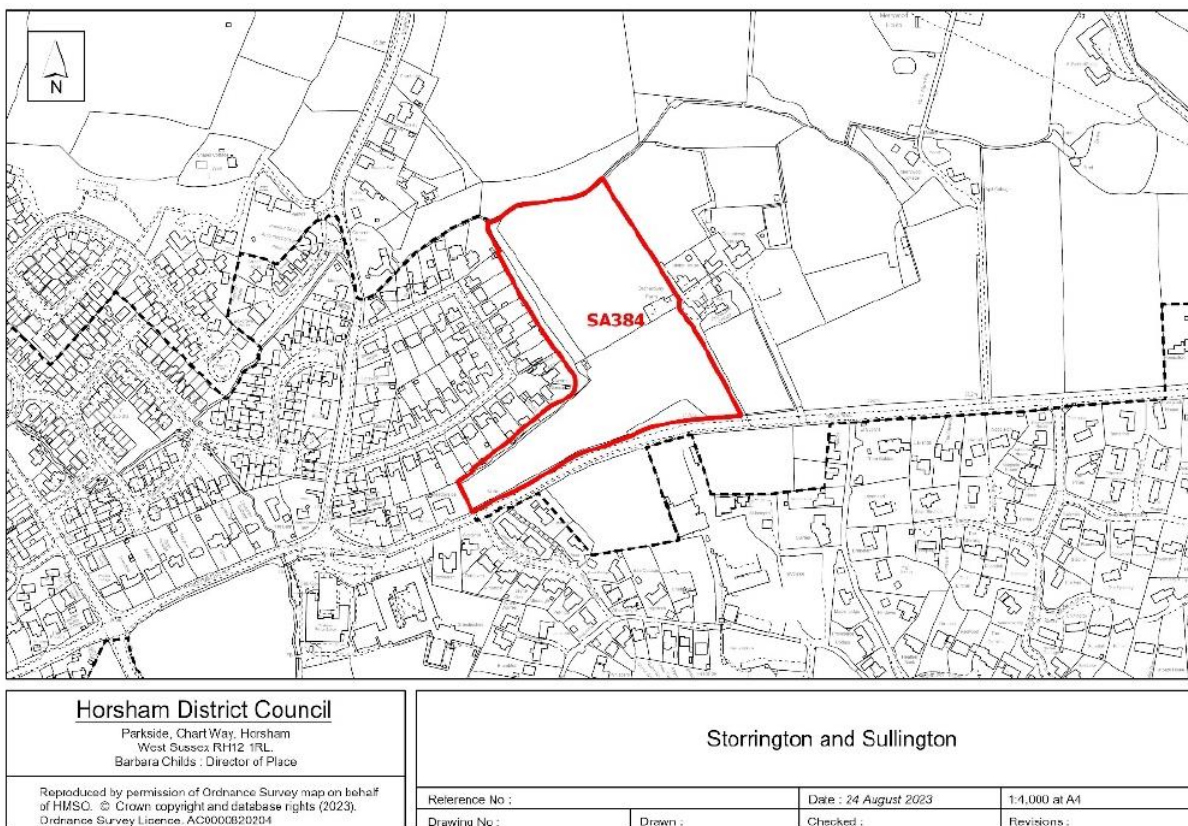
## Cultural Heritage Desk Based Assessment – Land at Rock Road SA384

### Introduction

Land to the north of Rock Road has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA384.

**Figure 25** identifies site SA384. The site is to the north of Rock Road and to the east of the resident development of Crescent Rise.

**Figure 25 – Land at Rock Road SA384**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with parliamentary enclosures. Approximately 0.7 km to the south west of the site are 7 scheduled monuments;

1. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014945)

2. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014944)
3. Bowl Barrow forming part of round barrow cemetery at Sullington Warren (NHLE 1014943)
4. Group of three bowl barrows 350m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014942)
5. Pair of bowl barrows 280m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014956)
6. Bowl barrow 200m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014940)
7. Bowl barrow 120m SE of Trinity Methodist Church, forming part of a round barrow cemetery on Sullington Warren (NHLE 1014941).

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 74** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 7 scheduled monuments, 14 listed buildings, 4 ANAS (see **Table 75**) and 5 archaeological sites.

**Table 74: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	7
Listed Buildings	0	14
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	1 – Little Thakeham
Wreck sites	0	0
Archaeological Sites	0	5 – 0.5 km, and 0.89 km to the south west, 0.53 km to the south, 0.53 to the east, 0.74 km to the south east.
Archaeological Notification Areas	0	4

**Table 75: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078)
2	Little Thakeham Registered Park and Garden, Thakeham	Red (Horsham 075)
3	Bronze Age Bowl Barrow Cemetery on Sullington Warren, Storrington and Sullington	Red (Horsham 079)
4	Heath Common Tile Works, Thakeham	Amber (Horsham 043)

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 76** 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 76: 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	Meadow Farmhouse	Grade 2 listed building	1027207	C17 or earlier L-shaped timber-framed, with later C17 extension and C19 or C20 alterations.  A two storey house with plaster infilling, which has been largely rebuilt, to the ground floor and cross wings, in red brick. All is under a tiled roof with a pentice at the end of each wing. There is a small single internal axial chimney stack. Fenestration is irregular to both storeys but all windows are casements, some having diamond-shaped or small square panes.	High +3	Negligible 0	Not Significant + 3
2	East Wantley	Grade 2 listed building	1285180	C17 or earlier timber-framed house, south front refaced with ashlar with red brick dressings, quoins and stringcourse. Two red brick buttresses flank the doorway. West front faced with stone rubble on around floor and tile-hung above	High +3	Negligible 0	Not Significant + 3

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
				Horsham slab roof. Casement windows. Two storeys. Three windows.			
3	Little Thakeham	Grade 1 listed building	1027209	Built by Sir Edwin Lutyens in 1903 and one of his best houses. Large H-shaped house of Cotswold manor type, built of coursed Hythe sandstone, quarried locally. This stone is so soft and has weathered so much that the house would appear a genuine C16 building from the outside if it were in the stone country. Two storeys and attic. Nine windows. The outer wings have gables. Two gables between these wings. In the centre is a large projecting five-sided bay with 5 windows, each of 4 tiers of 2 lights, which light the music-room that contains the main staircase of the house and a gallery. Tiled roof. Casement windows. The north or entrance front has a projecting porch in the centre with 2 storeys over it. Chimney breast at the ends of the wings. Service wing attached.	High +3	Negligible 0	Not Significant + 3
4	Garden House	Grade 2 listed building	1391436	Originally stables and workshops, now house. Designed in 1902 by Sir Edwin Lutyens for Ernest Blackburn's house Little Thakeham. Vernacular Revival style. It comprises two L-shaped one storey to one storey and attic ranges facing north and south. They are built of brick in Flemish bond with weatherboarded gabled and tiled roofs, half-hipped to the east and west, with brick chimneystacks. They are linked only by a central brick wall with iron gate to the west, facing the main house. EXTERIOR: The west elevation facing the main house is of a domestic character. Each range has an end one storey and attic section with weatherboarded attic and wooden ventilation aperture to the attic and a six-light stone mullioned window with leaded lights below. To the centre each range has a one storey section with hipped roof and tall brick chimney, the southern range having in addition a mid C20 curved bay. The north elevation of the north range was covered by vegetation but appeared to be unaltered with no openings. The east elevation has a weatherboarded gable with plank door to original hayloft approached up a flight of wooden external stairs. The south elevation of the north range has been painted and the eastern part has later C20 weatherboarding and double doors inserted for residential use. The western part is as built with a casement window and plank door in the one storey section, together with built-in seat and triangular mounting block, then a large Diocletian window and double doors. The south elevation of the north range now has four later uPVC windows, double doors and a late C20 angled conservatory. The east elevation has a late C20 window and cast iron balcony replacing original attic access by external staircase. The southern elevation has been painted but is otherwise unaltered with three large Diocletian openings, the western one also containing a door and with the same arrangement of seat and mounting block as the north range. INTERIOR: The western part of the north range has two queenpost trusses with additional arched braces. The eastern part was not seen but original rafters were reported. The one storey section to the south west had a small painted stone fireplace and could have been a tack room originally. The southern range retained no visible original fittings but original rafters were reported and a well under part of the structure. HISTORY: The Garden House was designed in 1902 by Sir Edwin Lutyens as part of the Little Thakeham estate which also included the main house (listed grade I) and the garden (II* on the Gardens Register). Little Thakeham was designed for Ernest Blackburn, a keen amateur gardener who carried out his own planting within structures designed by Lutyens. The original Lutyens drawing shows the Garden House marked as "Stables " with a range of glasshouses to the south which are no longer present. The plan shows the two ranges joined but this was probably altered during building. The plan also shows a plan for a kitchen garden radiating	High +3	Negligible 0	Not Significant + 3

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
				out from a dipping well but the land was laid out to commercial orchards from the 1950s. In 1919 the house, gardens and grounds were sold to the Aggs family. In 1975 some alterations were carried out to the Garden House and in 1979 the main house was sold and became a country house hotel but reverted to private ownership in 2000. The northern range was at one time used as stables and coachhouse but was later used for storage and the southern range was used as an estate forge and workshop.  Vernacular Revival style stables and workshops designed by Sir Edwin Lutyens as an integral component of the Little Thakeham estate.			
5	The Pound	Grade 2 listed building	1027206	C17 or earlier timber-framed cottage with painted brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
6	Green Dene Farmhouse	Grade 2 listed building	1027205	C17 or earlier timber-framed building refaced in the C18 and enlarged by one window-bay to north in the early C19. Red brick and grey headers. Slate roof. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
7	The Old Cottage	Grade 2 listed building	1354098	Small shaped C17 or earlier timber-framed cottage all on one side like that of "the Old Woman Who Lived in a Shoe". Plaster and red brick infilling. Thatched roof. Modern porch. Two storeys. One window.	High +3	Negligible 0	Not Significant + 3
8	Greenhurst Manor	Grade 2 listed building	1027203	Probably a granary or warehouse originally, converted into a dwelling. Three storeys. Four windows. Ironstone rubble with red brick dressings and quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
9	The Old Thatch	Grade 2 listed building	1027202	C17 or earlier timber-framed building with painted brick and stone rubble infilling. Thatched roof with three "eyebrows". Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
10	Snapes Cottage	Grade 2 listed building	1027208	C17 or earlier timber-framed cottage with herring-bone brick nogging, partly refaced in modern brick. First floor jettied with curved braces. Gable with scalloped bargeboards. Tiled roof with pentice on south. Casement windows with diamond-shaped panes. Two storeys. One window.	High +3	Negligible 0	Not Significant + 3
11	Penfold	Grade 2 listed building	1181375	C16 or earlier timber-framed building, refaced with stone rubble with the datestone 1566 on it. Two storeys. Four windows. Tiled roof with pentice behind. Casement windows. Two buttresses to ground floor. Chimney breast on west wall. Modern porch.	High +3	Low +1	Potentially Significant + 4
12	Water Lane Farmhouse	Grade 2 listed building	1354063	C17 or earlier timber-framed building with plaster and painted brick infilling, refronted with stone, painted brick and tile-hanging. Hipped thatched roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
13	Leather Bottle Cottage	Grade 2 listed building	1285156	C17 or earlier timber-framed cottage with plaster infilling. Thatched roof with pentice at south end. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
14	East Wantley Barn	Grade 2 listed building	1471834	Former threshing barn to East Wantley farm, built in around the latter half of the C17, with a late-C19 or early-C20 former coach or cart house wing added to the east; the building was converted into a dwelling in 2007.	High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 76** the following may be more sensitive to potential changes to their significance;

- Penfold (NHLE 1181375)

It is suggested that the remaining designated 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

#### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.



With regards to the listed buildings identified 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;

- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north and east.

THAKEHAM

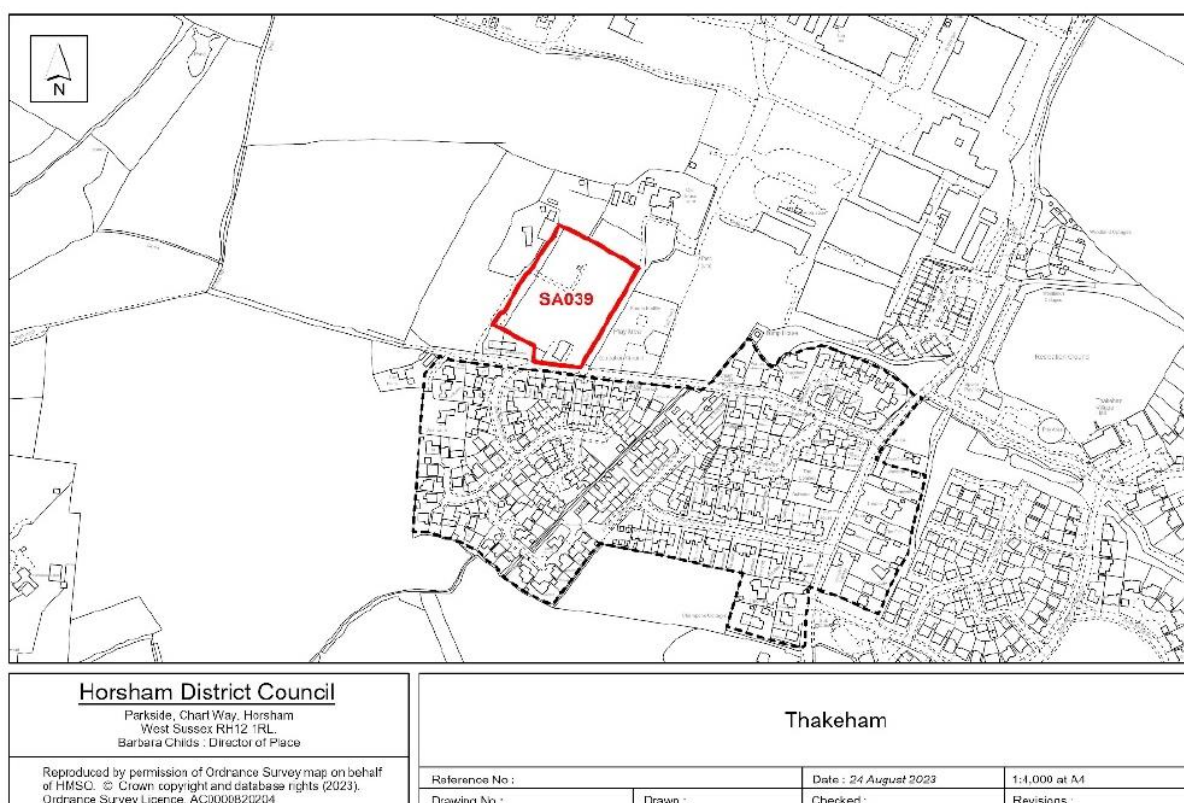
## **Cultural Heritage Desk Based Assessment – Land north of High Bar Lane SA039**

### Introduction

Land to the north of High Bar Lane has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA039.

**Figure 26** identifies site SA039. The site is to the north of High Bar Lane, including land to the rear of 1 and 2 Rushfield Bungalows. To the south is the residential development of Linfield Copse.

**Figure 26 – Land to the north of High Bar Lane SA039**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval to modern horticulture. To the north of the site is the site of Old House historic farmstead.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 77** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 17 listed buildings, Thakeham Conservation Area, 2 ANAS (see **Table 78**) and 2 archaeological sites.

**Table 77: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	17
Conservation Areas	0	1 – Thakeham Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	1 – Little Thakeham
Wreck sites	0	0
Archaeological Sites	0	2 – 0.48 km to the north east, and 0.99 km to the south west
Archaeological Notification Areas	0	2

**Table 78: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078)
2	Roman, Early Medieval and Medieval Occupation Activity, Thakeham	Red (Horsham 042)

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 79** 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 79: 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	Mansion House	Grade 2 listed building	1027213	At one time three cottages belonging to the Rectory. C17 or earlier, refaced with red brick. Tiled roof with pentice behind. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
2	Martins	Grade 2 listed building	1285062	This was originally Thakeham Rectory. It is a fairly large house of several periods. The original portion was timber-framed but was enlarged in the late C17, also in the C18, and it has been since modernised. It is faced with red brick, red mathematical tiles, weather tiles, stone and stucco in different places. Horsham slab roof. Two fables to the south front and 2 shaped gables between these. Modern casement windows. Two storeys 4 windows. A panel by the door has the date 1664 on it. At the west end is a long wing which was originally the stables and has been converted into part of the house. This probably dates from the C18 and is of coursed sandstone with a tiled roof. Two storeys six windows to this wing.	High +3	Negligible 0	Not Significant + 3
3	Holm wood	Grade 2 listed building	1354101	C17 or earlier timber-framed building with plaster infilling. Hipped thatched roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
4	The Old Post Office, Norbury	Grade 2 listed building	1181343	C17 or earlier timber-framed building with plaster infilling, partly refaced in brick, now painted. Tiled roof. Casement windows. Two small C19 shop windows with glazing bars intact. Two storeys. Five windows. The building now known as Ham Cottage is not of special interest.	High +3	Negligible 0	Not Significant + 3
5	Coots, Coots Cottage	Grade 2 listed building	1354100	C17 or earlier L-shaped building. Two storeys and attic. Three windows. Hythe sandstone rubble and red brick, tiled-roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant + 3
6	Bottom Cottage, Mouse Cottage	Grade 2 listed building	1181272	Part of a larger building which was the parish workhouse before 1835. Later converted into three cottages of which Top Cottage and Middle Cottage have been demolished and Bottom Cottage converted into two dwellings. C18. Two storeys. Four windows. Stuccoed. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
7	Fran Cottage	Grade 2 listed building	1027211	C18. Two storeys. Three windows. Painted stone. Tiled roof. Modern casement windows.	High +3	Negligible 0	Not Significant + 3
8	Thakeham First School	Grade 2 listed building	1289115	Former village school now first school. Original part c1875 in Gothic style. Kitchen extension to north east of 1934 and late C20 extensions to north. Original part of brick comprising repetitions of two courses of red brick stretchers with one course of grey brick headers, black brick drip moulding and tiled roofs with three brick chimneystacks. Originally comprised one storey schoolrooms to south east and two storey schoolmaster's house to north west but former house now incorporated in school. Former house set gable end to street with one cambered three-light casement on each floor North west elevation has two cambered casement windows and central gabled porch with sidelights and half-glazed door.	High +3	Negligible 0	Not Significant + 3

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
				Two chimneystacks, one cement rendered and one brick. Remainder of south west front of one storey with four triple cambered casements. Lean-to porch to left with arched doorway currently blocked, two buttresses and plinth. South east elevation has gable with large triple pointed arched mullioned and transomed window and small lancet above. Rear elevation has two gables. Attached to north east is 1934 kitchen extension of one storey with flat roof, Sussex bond brickwork and metal casement windows. Late C20 additions to north not of special interest. INTERIOR: Kingpost type roof and baronial style brick fireplace to large schoolroom. Separate smaller schoolroom Former schoolmaster's house has plain original staircase and retains some C19 wooden fireplaces.			
9	Cumberland House and the garden wall and railings to the east	Grade 2 listed building	1027244	Early C19. Two storeys. Three windows. Red brick and grey headers alternately. Brick modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Brick porch with round brick columns and modillion cornice. Recessed modern addition to north. Ground floor extension to south. To the east of the house the garden is bounded by a red brick low wall with original iron railing on it.	High +3	Negligible 0	Not Significant + 3
10	Gates Cottage	Grade 2 listed building	1027210	C17 or earlier timber-framed cottage with painted brick infilling. Tiled roof. Casement windows. Crow-stepped chimney breast at west end. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
11	Church View	Grade 2 listed building	1285099	C17 or earlier. Two storeys. Two windows. Ground floor red brick, above tile-bung. Hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
12	The White Lion Inn	Grade 2 listed building	1181278	C18. Two storeys and cellars above ground floor level. Three windows. Red brick, painted except for the cellar level. Hipped tiled roof. Casement windows. Doorway at head of fourteen steps with modillion cornice over.	High +3	Negligible 0	Not Significant + 3
13	Barn adjoining the White Lion Inn	Grade 2 listed building	1027212	C18. Lower portion stone rubble, above faced with tarred weather-boarding. Half-hipped tiled roof.	High +3	Negligible 0	Not Significant + 3
14	Champions Farmhouse	Grade 2 listed building	1027204	C18. Two storeys. Four windows. Stone rubble with red brick dressings and quoins. Horsham slab roof. Modern casement windows. Modern bay on ground floor.	High +3	Negligible 0	Not Significant + 3
15	Green Dene	Grade 2 listed building	1027205	C17 or earlier timber-framed building refaced in the C18 and enlarged by one window-bay to north in the early C19. Red brick and grey headers. Slate roof. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
16	The Pound	Grade 2 listed building	1027206	C17 or earlier timber-framed cottage with painted brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
17	Southland Farmhouse	Grade 2 listed building	1354109	C17 or earlier. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof with pentice to west half of front. Casement windows on ground floor, sash windows above with glazing bars intact.	High +3	Negligible 0	Not Significant + 3
18	Thakeham Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that the designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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;

- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.



- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north, east and west.

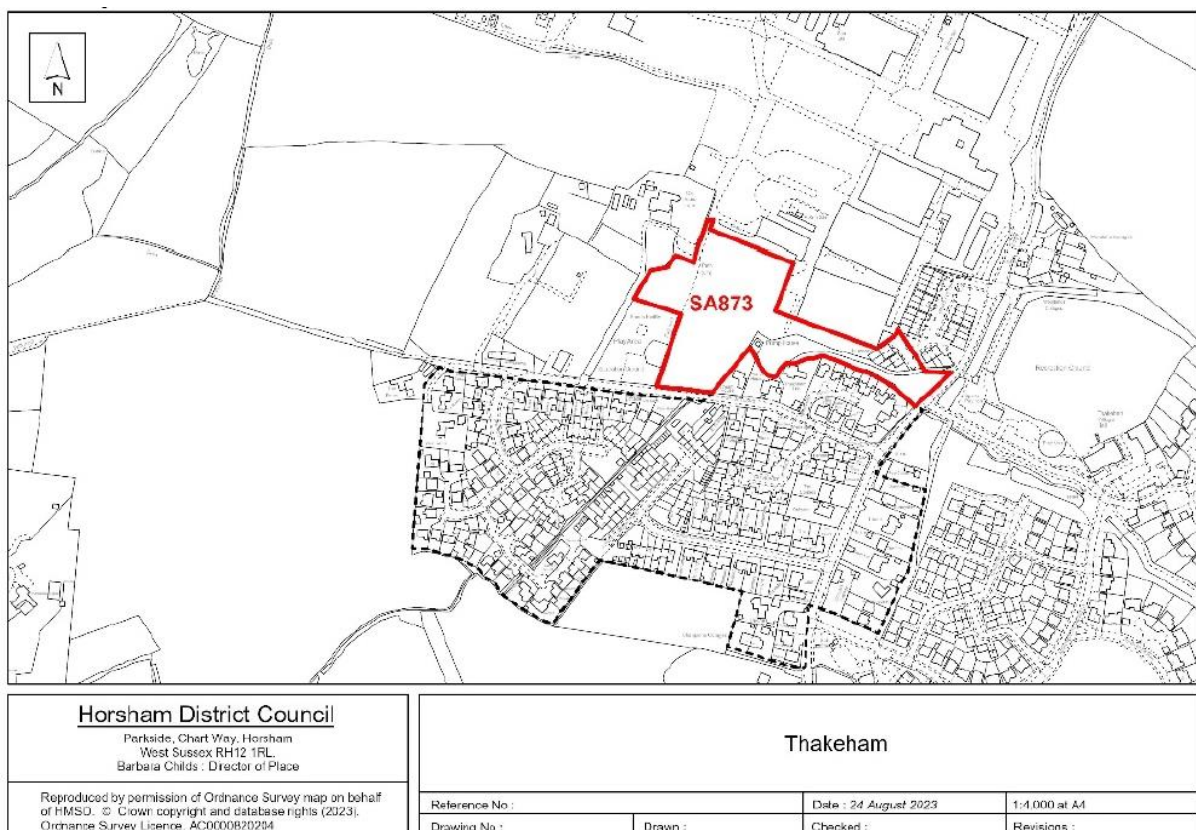
## **Cultural Heritage Desk Based Assessment – Land west of Stream House SA873**

### **Introduction**

Land to the west of Stream House has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA873.

**Figure 27** identifies site SA873. The site is to the north of High Bar Lane, and to the west of Stream House.

**Figure 27 – Land to the west of Stream House SA873**



### **Overview**

#### **Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval to modern horticulture. To the north west of the site is the site of Old House historic farmstead.

It would therefore be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 80** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 20 listed buildings, Thakeham Conservation Area, 3 ANAS (see **Table 81**) and 1 archaeological site.

**Table 80: Overview of heritage assets within site boundary and wider study area.**

Constraint	Number within the development site boundary	Number within wider study area (1 km of development site boundary)
Scheduled Monuments	0	0
Listed Buildings	0	20
Conservation Areas	0	1 – Thakeham Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.41 km to the north east
Archaeological Notification Areas	0	3

**Table 81: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078)
2	Roman, Early Medieval and Medieval Occupation Activity, Thakeham	Red (Horsham 042)
3	The Parish Church of St Mary, Thakeham	Red (Horsham 041)

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 82** 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 82: 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	Mansion House	Grade 2 listed building	1027213	At one time three cottages belonging to the Rectory. C17 or earlier, refaced with red brick. Tiled roof with pentice behind. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
2	Martins	Grade 2 listed building	1285062	This was originally Thakeham Rectory. It is a fairly large house of several periods. The original portion was timber-framed but was enlarged in the late C17, also in the C18, and it has been since modernised. It is faced with red brick, red mathematical tiles, weather tiles, stone and stucco in different places. Horsham slab roof. Two fables to the south front and 2 shaped gables between these. Modern casement windows. Two storeys 4 windows. A panel by the door has the date 1664 on it. At the west end is a long wing which was originally the stables and has been converted into part of the house. This probably dates from the C18 and is of coursed sandstone with a tiled roof. Two storeys six windows to this wing.	High +3	Negligible 0	Not Significant + 3
3	Holm wood	Grade 2 listed building	1354101	C17 or earlier timber-framed building with plaster infilling. Hipped thatched roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
4	The Old Post Office, Norbury	Grade 2 listed building	1181343	C17 or earlier timber-framed building with plaster infilling, partly refaced in brick, now painted. Tiled roof. Casement windows. Two small C19 shop windows with glazing bars intact. Two storeys. Five windows. The building now known as Ham Cottage is not of special interest.	High +3	Negligible 0	Not Significant + 3
5	Coots, Coots Cottage	Grade 2 listed building	1354100	C17 or earlier L-shaped building. Two storeys and attic. Three windows. Hythe sandstone rubble and red brick, tiled-roof. Casement windows. Modern porch.	High +3	Negligible 0	Not Significant + 3
6	Bottom Cottage, Mouse Cottage	Grade 2 listed building	1181272	Part of a larger building which was the parish workhouse before 1835. Later converted into three cottages of which Top Cottage and Middle Cottage have been demolished and Bottom Cottage converted into two dwellings. C18. Two storeys. Four windows. Stuccoed. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
7	Fran Cottage	Grade 2 listed building	1027211	C18. Two storeys. Three windows. Painted stone. Tiled roof. Modern casement windows.	High +3	Negligible 0	Not Significant + 3
8	Thakeham First School	Grade 2 listed building	1289115	Former village school now first school. Original part c1875 in Gothic style. Kitchen extension to north east of 1934 and late C20 extensions to north. Original part of brick comprising repetitions of two courses of red brick stretchers with one course of grey brick headers, black brick drip moulding and tiled roofs with three brick chimneystacks. Originally comprised one storey schoolrooms to south east and two storey schoolmaster's house to north west but former house now incorporated in school. Former house set gable end to street with one cambered three-light casement on each floor North west elevation has two cambered casement windows and central gabled porch with sidelights and half-glazed door.	High +3	Negligible 0	Not Significant + 3

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
				Two chimneystacks, one cement rendered and one brick. Remainder of south west front of one storey with four triple cambered casements. Lean-to porch to left with arched doorway currently blocked, two buttresses and plinth. South east elevation has gable with large triple pointed arched mullioned and transomed window and small lancet above. Rear elevation has two gables. Attached to north east is 1934 kitchen extension of one storey with flat roof, Sussex bond brickwork and metal casement windows. Late C20 additions to north not of special interest. INTERIOR: Kingpost type roof and baronial style brick fireplace to large schoolroom. Separate smaller schoolroom Former schoolmaster's house has plain original staircase and retains some C19 wooden fireplaces.			
9	Cumberland House and the garden wall and railings to the east	Grade 2 listed building	1027244	Early C19. Two storeys. Three windows. Red brick and grey headers alternately. Brick modillion eaves cornice. Hipped tiled roof. Glazing bars intact. Brick porch with round brick columns and modillion cornice. Recessed modern addition to north. Ground floor extension to south. To the east of the house the garden is bounded by a red brick low wall with original iron railing on it.	High +3	Negligible 0	Not Significant + 3
10	Gates Cottage	Grade 2 listed building	1027210	C17 or earlier timber-framed cottage with painted brick infilling. Tiled roof. Casement windows. Crow-stepped chimney breast at west end. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
11	Church View	Grade 2 listed building	1285099	C17 or earlier. Two storeys. Two windows. Ground floor red brick, above tile-bung. Hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
12	The White Lion Inn	Grade 2 listed building	1181278	C18. Two storeys and cellars above ground floor level. Three windows. Red brick, painted except for the cellar level. Hipped tiled roof. Casement windows. Doorway at head of fourteen steps with modillion cornice over.	High +3	Negligible 0	Not Significant + 3
13	Barn adjoining the White Lion Inn	Grade 2 listed building	1027212	C18. Lower portion stone rubble, above faced with tarred weather-boarding. Half-hipped tiled roof.	High +3	Negligible 0	Not Significant + 3
14	Champions Farmhouse	Grade 2 listed building	1027204	C18. Two storeys. Four windows. Stone rubble with red brick dressings and quoins. Horsham slab roof. Modern casement windows. Modern bay on ground floor.	High +3	Negligible 0	Not Significant + 3
15	Green Dene	Grade 2 listed building	1027205	C17 or earlier timber-framed building refaced in the C18 and enlarged by one window-bay to north in the early C19. Red brick and grey headers. Slate roof. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
16	The Pound	Grade 2 listed building	1027206	C17 or earlier timber-framed cottage with painted brick infilling. Hipped tiled roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
17	Southland Farmhouse	Grade 2 listed building	1354109	C17 or earlier. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof with pentice to west half of front. Casement windows on ground floor, sash windows above with glazing bars intact.	High +3	Negligible 0	Not Significant + 3
18	Church House	Grade 2 listed building	1181223	C16 timber-framed building with plaster, brick and flint infilling, all painted. South-east end of the first floor oversails and is propped up on a brick pillar. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3

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
19	The Parish Church of St Mary	Grade 1 listed building	1354080	Aisleless cruciform building with west tower. Nave C12, chancel C13, tower C15.	High +3	Negligible 0	Not Significant + 3
20	Thakeham Place	Grade 2 listed building	1354099	Two parallel ranges. Back range C18 or earlier, front range early C19. Two storeys. Five windows. Hythe sandstone rubble, front of south range stuccoed. Roof of back range Horsham slabs, of front range tiled. Glazing barn missing. C19 porch.	High +3	Negligible 0	Not Significant + 3
21	Thakeham Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that the designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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;

- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north, east and west.



WARNHAM

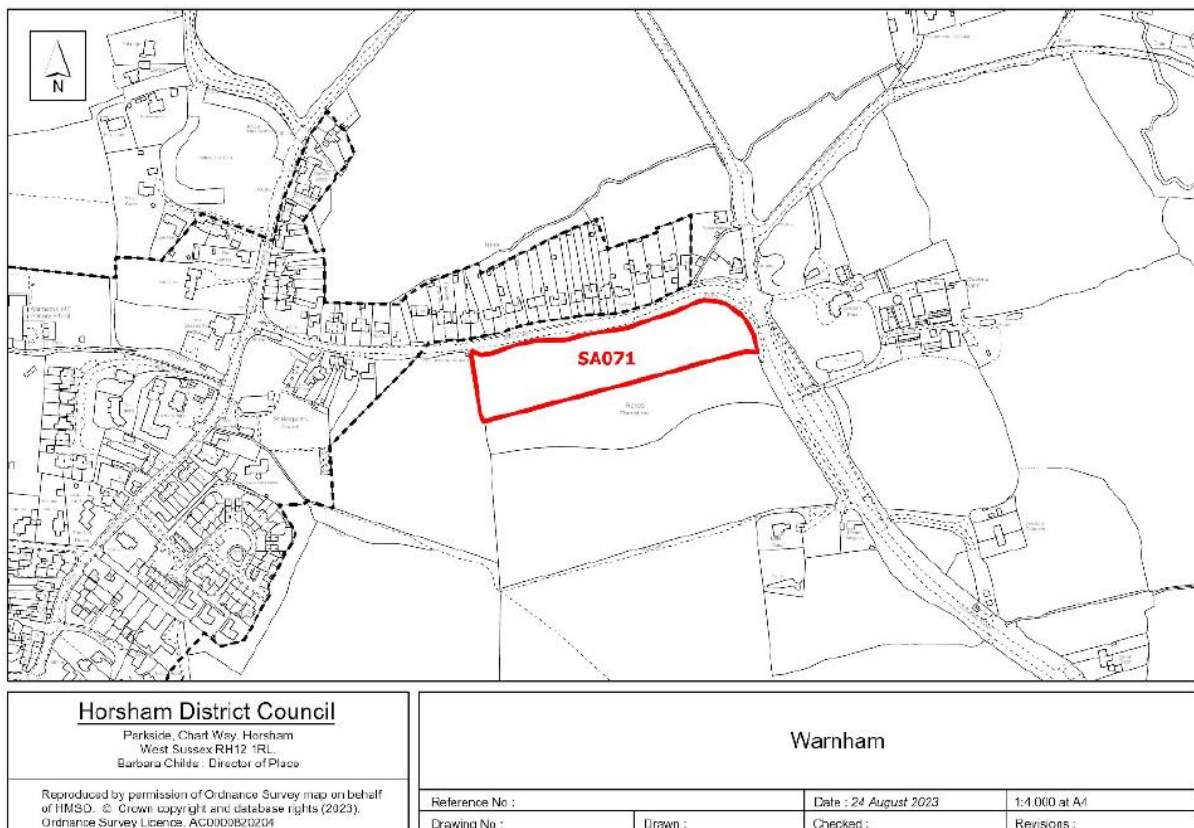
## Cultural Heritage Desk Based Assessment – Land south of Bell Road SA071

### Introduction

Land to the south of Bell Road, Warnham has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA071.

**Figure 28** identifies site SA071. The site is to the south of Bell Road.

**Figure 28 – Land to the south of Bell Road SA071**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with modern field amalgamation. To the west of the site is Westons Farm historic farmstead, whilst to the south is Little Dorks historic farmstead. To the west is the medieval settlement of Warnham.

The development site as summarised in **Table 83** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 42 listed buildings, Warnham Conservation Area, 2 ANAS (see **Table 84**) and a registered Park and Garden.

**Table 83: 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	42
Conservation Areas	0	1 – Warnham Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	1 – Warnham Court (NHLE 1001413)
Wreck sites	0	0
Archaeological Sites	0	0
Archaeological Notification Areas	0	2

**Table 84: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Warnham Court Registered Park and Garden, Warnham	Red (Horsham 076)
2	The Parish Church of St Margaret, Warnham	Red (Horsham 009)

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 85** 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 85: 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	Geerings	Grade 2 listed building	1285015	L-shaped C16 restored timber-framed building with plaster infilling, ground floor rebuilt in red brick, south wing tile-hung with a half-hipped gable. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
2	Geerings Cottages	Grade 2 listed building	1354260	C16 timber-framed cottage, refaced with weather-boarding. Horsham slab roof. Casement windows. Two storeys. Four windows. Modern addition at west end.	High +3	Negligible 0	Not Significant + 3
3	Cox's Farmhouse	Grade 2 listed building	1026892	C16 L-shaped timber-framed building with plaster infilling. Two storeys. Three windows. South wing has been rebuilt in red brick. Oriel window on first floor. Modern bay window below it with brick panel between. The oriel has 2 tiers of 5-lights with wooden mullions and transom. On each side of this are 3 small original windows level with upper lights of the oriel and of the same size. Gable above oversailing on bressumer with carved bargeboards and pendant. Small 3-light window in gable. Horsham slab roof. Casement windows. Pyramidal hood of Horsham slabs above the doorway supported on brick pillars.	High +3	Negligible 0	Not Significant + 3
4	Lower Chickens Farmhouse	Grade 2 listed building	1181419	C17 or earlier timber-framed building, mostly refaced with red brick and stone on ground floor and tile-hung above. Horsham slab roof. Casement windows. Two storeys. Three windows. The interior has ceiling beams, good fireplaces and panelling.	High +3	Negligible 0	Not Significant + 3
5	Cider Mill Cottages	Grade 2 listed building	1354259	Probably C17. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Horsham slab roof. Casement windows. Modern addition to west.	High +3	Negligible 0	Not Significant + 3
6	The Old Manor House	Grade 2 listed building	1285037	C15 timber-framed house with plaster infilling, first floor partly close-studded, ground floor rebuilt in sandstone. Horsham slab roof. Casement windows. Two storeys. South front has 3 windows and 2 blocked original windows with wooden mullions. East front has a recessed centre with curved braces supporting the eaves and some timbers renewed. Four windows. Later additions to west and north.	High +3	Negligible 0	Not Significant + 3
7	Barn to north east of the Old Manor House	Grade 2 listed building	1181415	C18. Faced with weather-boarding. Hipped slate roof.	High +3	Negligible 0	Not Significant + 3
8	The Former Village School	Grade 2 listed building	1026896	Now disused and empty. 1878. Sir Arthur Blomfield, Architect. One storey. Seven windows. Red brick. Tiled roof. Casement windows. Projection with 2 tile-hung gables at north end and pointed stone doorway. The larger gable has a window of 2 tiers of 4-lights with stone millions and transoms. Towards the south end is a further projection with large gable containing elaborate timbering and window of 3 tiers of 4-lights. Pointed stone doorway to north of this, with bell turret over surmounted by a spire.	High +3	Negligible 0	Not Significant + 3
9	18, 20 and 22 School Hill	Grade 2 listed building	1181501	L-shaped block. C18 exterior to a possibly older building. Two storeys. Five windows. Red brick and grey headers, painted in all but No 22. Tiled roof. Casement windows. Gable to south wing. Modern bay on ground floor of No 20.	High +3	Negligible 0	Not Significant + 3
10	12, 14 and 16 School Hill	Grade 2 listed building	1354222	Dated 1752. Two storeys. Seven windows. Red brick and grey headers alternately. Dentilled eaves cornice. Tiled roof. Glazing bars intact. Doorways with pilasters and flat hoods. Circular date-stone in centre of first floor. No 12 is possibly later in date	High +3	Negligible 0	Not Significant + 3

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
				than No 14. No 16 is a modern addition in matching style..			
11	8 and 10 School Hill	Grade 2 listed building	1181495	Probably C17 cottages refaced with Horsham sandstone and tile-hanging. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
12	4 and 6 School Hill	Grade 2 listed building	1026895	C16 timber-framed cottages, ground floor plastered, first floor roughcast but oversailing on moulded bressumer and brackets. Gable to each cottage. Horsham slab roof. Casement windows. Gabled wooden porches. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
13	2 School Hill	Grade 2 listed building	1284967	Early C19. Two storeys. Three windows. Faced with roughcast. Stringcourse. Eaves cornice. Slate roof. Glazing bars intact. Porch with rustic columns and lead canopy.	High +3	Negligible 0	Not Significant + 3
14	The Old Forge	Grade 2 listed building	1354232	C18. Two storeys. Two windows. Faced with weather-boarding. Eaves cornice. Slate roof. Casement windows with small square panes. Doorway with flat hood over. Painted brick chimney breast on east wall. To west is the forge section of one storey and 2 windows in painted brick.	High +3	Negligible 0	Not Significant + 3
15	April Cottage/ Bell Cottage	Grade 2 listed building	1285086	The back portion is a C17 timber-framed building with brick infilling. The front portion is early C19. Two storeys. Four windows. Red brick. Horsham slab roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
16	The Parish Church of St Margaret	Grade 1 listed building	1026877	Chancel with north and south chapels, tower at west end of south chapel, nave with north and south chapel aisles and west porch. South aisle C14, tower and south chapel early C16, all restored and the remainder of the church added by Sir Arthur Blomfield in 1885-6. Graded for good medieval tower.	High +3	Negligible 0	Not Significant + 3
17	Church Croft	Grade 2 listed building	1026878	Early C19. Two storeys. Three windows. Stuccoed. Eaves cornice. Hipped tiled roof. Glazing bars intact. Trellised wooden porch containing doorway with narrow rectangular fanlight.	High +3	Negligible 0	Not Significant + 3
18	The Sussex Oak Inn	Grade 2 listed building	1026879	The front portion is L-shaped. The oldest part is the south wing, which is probably C17. Ground floor painted brick, above faced with weather-boarding. Horsham slab roof. Casement windows. Two storeys. One window. The main part of north-east wing is early C19. Two storeys. Three windows. Painted brick. Eaves cornice. Slate roof. Glazing bars intact. Later C19 wing behind to north-west.	High +3	Negligible 0	Not Significant + 3
19	Stables adjoining Sussex Oak Inn on south side	Grade 2 listed building	1026880	C17 timber-framed building on a stone base with painted brick infilling, first floor faced with weather-boarding. Tiled roof. two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
20	6, 8 and 10 Church Street	Grade 2 listed building	1026881	One building. C16 timber-framed building with the timbering exposed at the back and side but refaced with roughcast. Two storeys. Four windows. Dentilled eaves cornice. Horsham slab roof. Two C18 doorways with thin fluted pilasters and flat hoods on brackets. No 8 has a 3-light bay on both floors with sash windows and glazing bars intact. Otherwise casement windows.	High +3	Negligible 0	Not Significant + 3
21	Cobblers	Grade 2 listed building	1026882	C16 timber-framed building with the timbering and curved braces exposed on the first floor at the back but refronted with brick on the ground floor and plastered above. Sprocket eaves. Horsham slab roof. Casement windows. C19 gabled portion built out in front to north-east, formerly a shop.	High +3	Negligible 0	Not Significant + 3
22	42 and 44 Church Street	Grade 2 listed building	1026883	Formerly 3 cottages, now 2. C18. Two storeys. Three windows. Red brick, first floor of north end weather-boarded. Casement windows. Two modern bays on ground floor, probably once shops.	High +3	Negligible 0	Not Significant + 3

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
23	62, 64 and 66 Church Street	Grade 2 listed building	1354253	C18. Two storeys. Five windows. No 62 is faced with roughcast and has a half-hipped gable with attic window. Nos 64 and 66 painted brick. Tiled roof. Glazing bars intact. Wooden porches, that to No 62 with a curved pediment, and doors of 6 moulded panels.	High +3	Negligible 0	Not Significant +3
24	Lodge Cottage	Grade 2 listed building	1026914	Late C19, perhaps designed by Sir Arthur Blomfield in 1866. L-shaped building of one storey and two windows. Stone. Slate roof. Casement windows. Scalloped gabled ends. Elaborate gabled porch in the angle of the L.	High +3	Negligible 0	Not Significant +3
25	6 and 8 Friday Street	Grade 2 listed building	1181334	C18. Two storeys. Four windows. Red brick and grey headers. Stringcourse. Hipped roof of Horsham slabs. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
26	30 and 32 Friday Street	Grade 2 listed building	1026887	C18. Two storeys. Two windows. Ground floor red brick and grey headers, above weather-boarding. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
27	Oak Beams	Grade 2 listed building	1181352	C16 or earlier timber-framed building, now fronted with red brick on ground floor and with fishscale tiles above but the timbering still visible at the back. Half-hipped gable. Horsham slab roof. Massive sandstone chimney breast with brick stack on north wall. Two storeys. Two windows.	High +3	Negligible 0	Not Significant +3
28	58, 60 and 64	Grade 2 listed building	1026888	Formerly 4 cottages, now 3. Early C19. Two storeys. Four windows. Red brick, first floor of south half weather-boarded. Hipped tiled roof. Some casement windows, some sash windows.	High +3	Negligible 0	Not Significant +3
29	Newmans Cottage	Grade 2 listed building	1354223	Formerly 2 cottages, now one. Dated 1776. Two storeys. Three windows. Sandstone and red brick. Tiled roof. Casement windows with diamond-shaped panes. Doorway with flat hood on brackets.	High +3	Negligible 0	Not Significant +3
30	Pans Garden	Grade 2 listed building	1026918	Centre portion is a C17 timber-framed building with brick infilling on ground floor, first floor refaced with fishscale tiles. Horsham slab roof. Casement windows. Two storeys. Two windows. C19 addition at each end.	High +3	Negligible 0	Not Significant +3
31	49 Friday Street	Grade 2 listed building	1181374	C18. Two storeys. Two windows. Sandstone. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
32	The Greets Inn	Grade 2 listed building	1354257	Probably C17 timber-framed building, refaced with roughcast on ground floor and with imitation painted timbering above. Hipped tiled roof. Sash windows with glazing bars on ground floor, casement windows above.	High +3	Negligible 0	Not Significant +3
33	37 and 39 Friday Street	Grade 2 listed building	1181361	Early C19. Two storeys. Two windows. Painted brick. Tiled roof. Glazing bars intact. Included for group value.	High +3	Negligible 0	Not Significant +3
34	33 Friday Street	Grade 2 listed building	1026889	Formerly 2 cottages. C18. Two storeys. Two windows. Painted brick. Hipped slate roof. Windows altered. Included for group value.	High +3	Negligible 0	Not Significant +3
35	Apple Tree Cottage	Grade 2 listed building	1181357	Early C19. Two storeys. Two windows. Painted stone. Tiled roof. Casement windows. Included for group value.	High +3	Negligible 0	Not Significant +3

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
36	Bank Cottage, Rose Cottage	Grade 2 listed building	1354256	C17 or earlier. Timber-framed building with plaster infilling and curved braces, ground floor rebuilt in red brick. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
37	1 – 14 Warnham Court	Grade 2 listed building	1181160	Tudor Gothic house built by Henry Tredcroft in 1828. Architect possibly P.F Robinson. Additions by Sir Arthur Blomfield in 1866. Two storeys. Ashlar. Horsham slab roof. South front has five windows. Two shaped gables with finials Below them two-storeyed projecting bays with elaborate pierced parapets. East front is in two sections. South section has three windows and two ground floor bays of seven lights with porch between. Two shaped gables. North section has a higher elevation of three storeys and modern attic storey above. Tower with four shaped gables set back in the centre.	High +3	Negligible 0	Not Significant + 3
38	Little Daux	Grade 2 listed building	1026886	C16 or C17 timber-framed cottage with modern red brick infilling. Horsham slab roof. Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
39	Great Daux	Grade 2 listed building	1181304	Now 2 cottages. Tall C17 or earlier timber-framed building with roughcast infilling, ground floor rebuilt in ashlar with red brick dressings and quoins. Horsham slab roof. Casement windows with small square panes. Pair of doorways with pyramidal tiled hood over supported on wooden uprights. Two storeys and attic. Three windows. Two gabled dormers.	High +3	Negligible 0	Not Significant + 3
40	Weston Cottages	Grade 2 listed building	1354254	C17 timber-framed building with rough plaster infilling. Tiled roof. Casement windows with latticed panes. Two storeys. Six small windows. Two bays on ground floor.	High +3	Negligible 0	Not Significant + 3
41	Weston Place	Grade 2 listed building	1026884	C15 house, rebuilt in 1907. A tablet on the house gives the exact date as 1450. Timber-famed building, rebuilt in red brick, but some timbering with plaster infilling exposed in north wall. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys and attic. Three windows. Two gabled dormers.	High +3	Negligible 0	Not Significant + 3
42	Timber framed outbuilding to north of Weston Place	Grade 2 listed building	1026885	C17 timber-framed building with red brick infilling and Horsham slab roof.	High +3	Negligible 0	Not Significant + 3
43	Warnham Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that the designated heritage assets identified 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.

It is suggested that an assessment of the significance of the assets in **Table 85** is undertaken to fully understand the impact of any development on significance.

### 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified in **Table 85** 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;

- Views through to the church should be retained and enhanced as part of any development.
- Any development should reflect the rural setting of the village of Warnham particularly at the junction of Bell Road and the A24.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the south and west.

## WEST CHILTINGTON

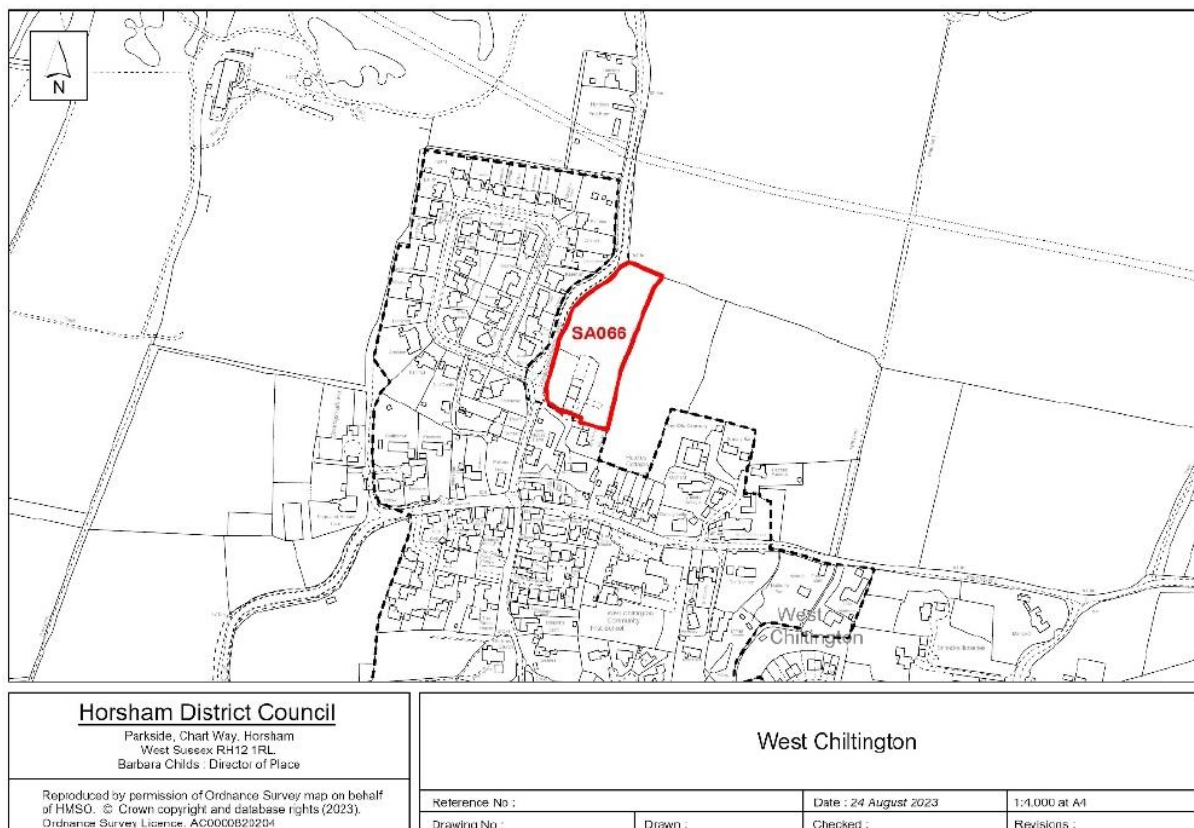
## Cultural Heritage Desk Based Assessment – Land at Hatches Estate SA066

### Introduction

Land to the east of Broadford Bridge Road, West Chiltington, has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA066.

**Figure 29** identifies site SA066.

**Figure 29 – Land at Hatches Estate West Chiltington SA066**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with modern field amalgamation, and in the south western corner with a village market site. To the south of the site is Newhouse Farm historic farmstead, to the east is the site of Hatches Farm historic farmstead, whilst to the north the field systems are associated with the early medieval/ dark age. To the south is the medieval settlement of West Chiltington.

It would be suggested that there is potential for as yet unknown archaeological remains within the proposed development site and within 1km of its boundary, relating to all periods.

The development site as summarised in **Table 86** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 46 listed buildings, the West Chiltington Conservation Area, and 1 ANA (see **Table 87**).

**Table 86: 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	46
Conservation Areas	0	1 – West Chiltington Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.7 km to the south west
Archaeological Notification Areas	0	1

**Table 87: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	The Parish Church of St Mary, West Chiltington	Red (Horsham 044)

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 88** 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 88: 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	Barn at Naldretts Farm to north east of the farmhouse	Grade 2 listed building	1284616	C17 timber-framed building with painted brick infilling, the first floor level now faced with weather-boarding. Hipped roof now of corrugated iron.	High +3	Negligible 0	Not Significant + 3
2	Naldretts Farmhouse	Grade 2 listed building	1027174	C16 or earlier timber-framed house with painted brick infilling and curved braces on first floor. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
3	Southland Farmhouse	Grade 2 listed building	1354109	C17 or earlier. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof with pentice to west half of front. Casement windows on ground floor, sash windows above with glazing bars intact.	High +3	Negligible 0	Not Significant + 3
4	West Chilton Windmill	Grade 2 listed building	1182399	C18. Smock mill with octagonal "roundhouse" of Hythe sandstone rubble, tarred. First floor similar. Next two storeys faced with tarred weather-boarding. Boat-shaped cap. Only two sweeps intact. Residential additions to south-east - south-west.	High +3	Negligible 0	Not Significant + 3
5	Mill House	Grade 2 listed building	1354107	Early-mid C19. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Slate roof. Glazing bars intact. Modern porch.	High +3	Negligible 0	Not Significant + 3
6	Mawkins	Grade 2 listed building	1027147	Restored C17 or earlier timber-framed building with plaster infilling. Tiled roof with two "eyebrows". Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
7	Lakers Farmhouse	Grade 2 listed building	1182393	Two parallel ranges. Front range timber-framed, refaced with stne rubble with red brick dressings and quoins but the timbering with plaster infilling visible in north-east wall. Tiled roof. Sash windows with glazing bars intact. Doorway with flat hood over. Two storeys. Three windows. Back range C18 or later..	High +3	Negligible 0	Not Significant + 3
8	Lakers Farm Cottage	Grade 2 listed building	1027146	C18. Two storeys. Five windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
9	Malthouse Cottage	Grade 2 listed building	1027145	Early C19. Two storeys. Two windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows. red brick dressws	High +3	Negligible 0	Not Significant + 3
10	Fryars	Grade 2 listed building	1354106	Originally called Barnetts Farm. C17 or earlier. Stone rubble with red brick dressings, quoins and stringcours.e Horsham slab roof. Gable at north-east end of front. Casement windows. Doorway with flat hood over and, above this, shell ornament. Elaborately carved door. Two storeys and attic in gable. Three windows.	High +3	Negligible 0	Not Significant + 3
11	Meers Farmhouse	Grade 2 listed building	1027142	C17 or earlier timber-framed building with the timbering exposed in the north-west wall but now faced with plaster. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3

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
12	The stables at The Old Rectory to the north west of the house	Grade 2 listed building	1354105	Early C19. Stone rubble with red brick quoins. Slate roof. Centre portion of one storey and four windows. Flanking wings of trio storeys and one window each.	High +3	Negligible 0	Not Significant + 3
13	The Old Rectory	Grade 2 listed building	1027180	Early C19. Two storeys. Five windows, the outer ones twin windows. Painted brick. Hipped slate roof. Glazing bars intact. Venetian shutters. Pointed doorway with dripstone over.	High +3	Negligible 0	Not Significant + 3
14	Stile House	Grade 2 listed building	1027175	C17 or earlier timber-framed house with some painted brick and stone infilling, but restored and enlarged and largely refaced with stone, brick and weatherboarding, all painted. Tiled roof with one "eyebrow" over two windows. Casement windows. Two storeys. Three windows. One modern window-bay with painted gable over added at south end.	High +3	Negligible 0	Not Significant + 3
15	Dennis Marcus Farmhouse	Grade 2 listed building	1182275	Long C18 building of coursed stone with some red brick and tile-hanging at south end. Tiled roof. Casement windows. Doorway with flat hood over on brackets. Two storeys. Five windows.	High +3	Negligible 0	Not Significant + 3
16	Barn at Dennis Marcus Farmhouse	Grade 2 listed building	1354083	C18. Faced with weatherboarding. Hipped tiled roof.	High +3	Negligible 0	Not Significant + 3
17	Stile Place Farmhouse	Grade 2 listed building	1027335	Two parallel ranges. Front range C17 or earlier timber-framed house with plaster infilling, mostly refaced with coursed stone with red brick dressings and quoins. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
18	Two barns at Stile Place Farm to the south east and north east of the house	Grade 2 listed building	1027336	C18. West barn faced with tarred weatherboarding on a stone base. East one built of stone. Tiled roofs to both.	High +3	Negligible 0	Not Significant + 3
19	Lintotts	Grade 2 listed building	1182280	C17 or earlier timber-framed cottage with plaster infilling. Thatched roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3
20	Lower Jordans Farmhouse	Grade 2 listed building	1027176	C17 or earlier timber-framed house refronted with stone rubble but with the timbering and plaster infilling exposed at the back. Tiled roof. Casement windows. Blocked original widow with wooden millions in the half-hipped gable end. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
21	Nyetimber Farm Barn	Grade 2 listed building	1260798	Nyetimber Farm Barn in West Chiltington is listed at Grade II for the following principal reasons: * Architectural Interest: The barn has C15 origins as a threshing barn and despite being re-built in approximately 1700 and extended retains original fabric and form. * Group Value: the historic relationship with the Grade II listed farmhouse, and other unlisted but associated farm buildings add to the historic value of Nyetimber Farm Barn	High +3	Negligible 0	Not Significant + 3
22	Woods Hill House	Grade 2 listed building	1027167	C17 or earlier timber-framed building of irregular shape, refronted with stone rubble. Tiled roof. Casement windows. Two storeys. Three windows. Additions to north.	High +3	Negligible 0	Not Significant + 3
23	Huntleys	Grade 2 listed building	1354117	C17 or earlier timber-framed building with plaster infilling, mostly rebuilt in brick, now painted and stone rubble. Tiled roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant + 3

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
24	Kings and Princes's Farmhouse	Grade 2 listed building	1027141	C18. Two storeys. Two windows. Stuccoed front on base of stone rubble. Half-hipped Horsham slab roof. Glazing bars intact. Doorway up seven steps with flat hood over.	High +3	Negligible 0	Not Significant +3
25	Lakers Croft	Grade 2 listed building	1284600	C17 or earlier timber-framed house, refronted with ashlar, now painted, but with the timbering visible in the east wall with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
26	The Forge Cottage	Grade 2 listed building	1354086	C18. Two storeys. Two windows. Hythe sandstone rubble. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
27	The Queens Head Inn	Grade 2 listed building	1284594	C18 front to a. probably earlier building, Two storeys. Three windows. Fronted with stone, painted. Brick modillion eaves cornice. Tiled roof. Casement windows. Portion built out in front of east half of ground floor.	High +3	Negligible 0	Not Significant +3
28	The Old School House, The Stone House	Grade 2 listed building	1182256	The former school (in 1977 in course of conversion into a dwelling) is dated 187? L-shaped building. South-east wing one storey with one large and one small gable. North wing two storeys with two gabled dormers. Small gabled projection at its north end. Stone. Tiled roof. Casement windows. Gabled porch. The Stone House was probably the schoolmaster's house originally. Same date, style and materials. Gable at south end. Gabled dormer to north. Porch with tiled roof. Two storeys. Two windows.	High +3	Negligible 0	Not Significant +3
29	The Whipping Post and Stocks	Grade 2 listed building	1182260	Placed just outside the north-east corner of the churchyard in a small enclosure with iron railings.	High +3	Negligible 0	Not Significant +3
30	The Parish Church of St Mary	Grade 1 listed building	1354121	Chancel with south chapel, nave with south aisle, central bell-turret with spire and north porch. Chancel and nave walls late C11, aisle late C12. King-post roof dated 1602, when the broached shingled spire was added. Horsham slab roof outside. Mural paintings of C12 and C14.	High +3	Negligible 0	Not Significant +3
31	The Elephant and Castle Inn	Grade 2 listed building	1027173	C18. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact. Modern additions to south.	High +3	Negligible 0	Not Significant +3
32	Hayling Pond Cottage	Grade 2 listed building	1182264	C17 or earlier timber-framed building with plaster infilling, largely refaced with stone. Hipped tiled roof. Casement windows. One storey and attic. Three windows. Three gabled dormers.	High +3	Negligible 0	Not Significant +3
33	Mitchells	Grade 2 listed building	1027172	C18. Three parallel ranges. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
34	Church House	Grade 2 listed building	1182214	C17 or earlier timber-framed building refronted in the C18. Two storeys and basement above ground level. Three windows. Paced with stone rubble. Tile roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
35	Searles	Grade 2 listed building	1027171	Early C19. Two storeys. Two windows. Painted stone. Tiled roof. Casement windows. Included for group value. L-shaped block. East wing C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. North-south wing early C19. Two storeys. Three windows. Red brick and grey headers alternately. Modillion eaves cornice. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3



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
36	Hobjohns Croft	Grade 2 listed building	1354120	C16 or earlier timber-framed building with exposed timberframe to the side elevation, refaced in late C18 or early C19 in stone and brick to front elevation. Hipped tiled roof with gables and off central brick chimneystack. Two storeys: three windows. Casement windows, with cambered head linings to ground floor and cambered doorcase opposite chimneystack.	High +3	Negligible 0	Not Significant + 3
37	Stocks Cottage	Grade 2 listed building	1284664	C18. Two storeys. Three windows. Stone rubble, first floor of north end tile-hung. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
38	Hobjohns	Grade 2 listed building	1027170	C18, south end added later. Two storeys. Four windows. Stone rubble, south end cemented. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
39	Clarkes Cottage	Grade 2 listed building	1182195	Now one dwelling. C17 or earlier building, refaced with brick and stone, now painted but the timbering still visible in north wall. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
40	Saddlers	Grade 2 listed building	1354119	Early C19 continuation of the stores. Two storeys. Three windows. Painted brick and stone. Slate roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
41	The Post Office Stores	Grade 2 listed building	1182188	C17 or earlier timber-framed building refaced with brick and stone, now painted. Hipped tiled roof. Casement windows. Modern shop windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
42	Step House	Grade 2 listed building	1027165	C17 or earlier timber-framed house refaced with stone rubble with red brick dressings, quoins and stringcourse but with the timbering with plaster infilling exposed in the north wall. Half-hipped tiled roof. Modern casement windows. Two storeys and basement above ground level. Three windows.	High +3	Negligible 0	Not Significant + 3
43	Newhouse Farmhouse (Tumblestones)	Grade 2 listed building	1027166	C17 or earlier L-shaped house refronted with cement, but the east wall coursed stone. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Medium + 2	Significant + 5
44	Palmers Lodge	Grade 2 listed building	1027138	C18. Two Storeys. Three windows. Stone rubble with red brick dressings and quoins. Slate roof. Altered casement windows.	High +3	Negligible 0	Not Significant + 3
45	Palmers	Grade 2 listed building	1027139	C18 or earlier. Two storeys on a high base. Three windows. Stone rubble. Hipped tiled roof. Casement windows. Modern porch up six steps.	High +3	Negligible 0	Not Significant + 3
46	Hunters Barn	Grade 2 listed building	1027140	C18. Two storeys. Two windows. Faced with weather-boarding on a stone base. Hipped tiled roof. Modern windows. Group value.	High +3	Negligible 0	Not Significant + 3
47	West Chiltington Conservation Area	Conservation Area			High +3	Low + 1	Potentially Significant + 4

It is suggested that of the heritage assets identified in **Table 88** the following may be more sensitive to potential changes to their significance;

- Newhouse Farmhouse (Tumblestones) (NHLE 1027166)
- West Chilton Conservation Area

It is suggested that the remaining designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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 Newhouse Farm (Tumblestones) shall be retained as part of the development, including an understanding of the role the agricultural land contributes to its significance.
- Any development should reflect the rural setting of the West Chilton Conservation Area.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north and east.

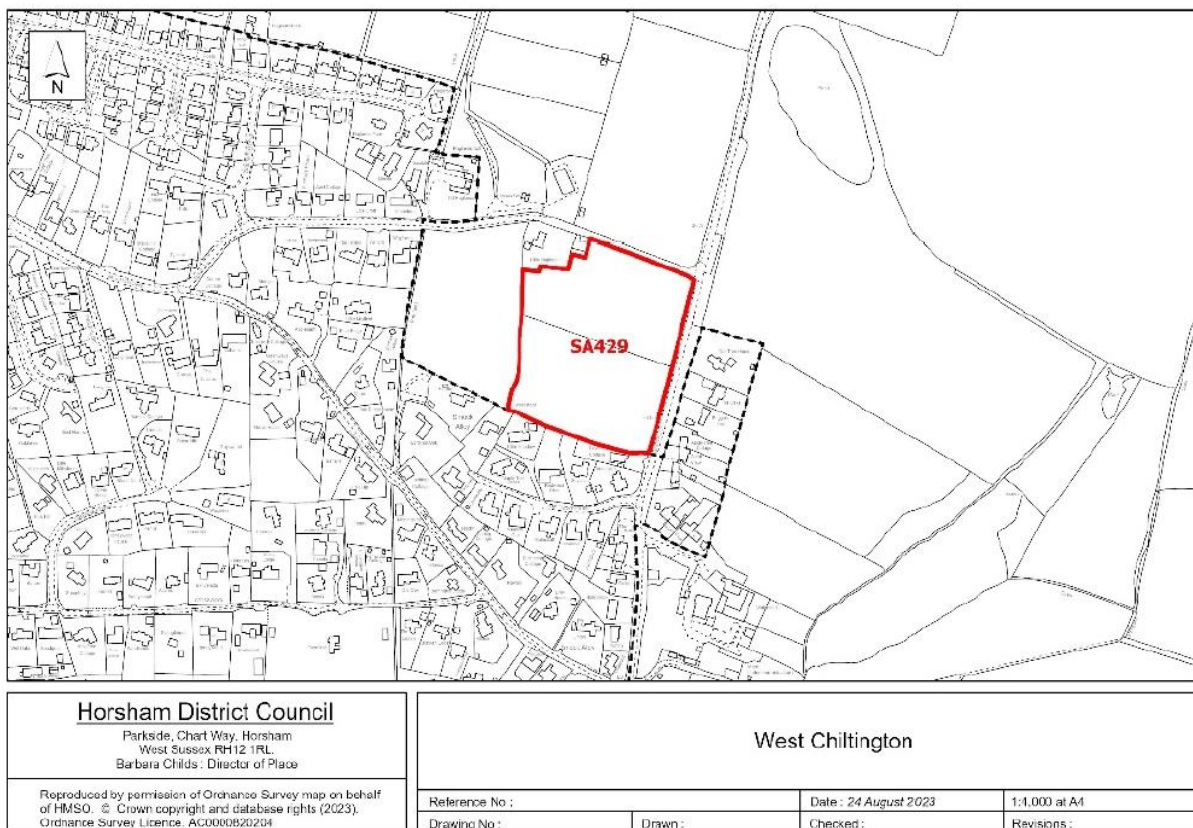
## Cultural Heritage Desk Based Assessment – Land west of Smock Alley, south of Little Haglands SA429

### Introduction

Land to the west of Southlands Lane, and south of Haglands Lane, West Chiltington, has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA429.

**Figure 30** identifies site SA429.

**Figure 30 – Land west of Smock Alley, south of Little Haglands SA429**



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval enclosure. To the north west corner of the site is Little Haglands Farm historic farmstead.

The development site as summarised in **Table 89** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 24 listed buildings, the West Chiltington Conservation Area, and 3 ANAs (see **Table 90**).

**Table 89: 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	24
Conservation Areas	0	1 – West Chiltington Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	2 – 0.82 km to the north west, 0.67 km to the south,
Archaeological Notification Areas	0	3

**Table 90: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Section of the Hardham to Barcombe Mills Roman Road through the Districts of Horsham and Mid Sussex	Amber (Horsham 078)
2	Roman, Early Medieval and Medieval Occupation Activity, Thakeham	Red (Horsham 042)
3	The Parish Church of St Mary, West Chiltington	Red (Horsham 044)

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 91** 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 91: 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	Southland Farmhouse	Grade 2 listed building	1354109	C17 or earlier. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof with pentice to west half of front. Casement windows on ground floor, sash windows above with glazing bars intact.	High +3	Negligible 0	Not Significant + 3
2	West Chiltington Windmill	Grade 2 listed building	1182399	C18. Smock mill with octagonal "roundhouse" of Hythe sandstone rubble, tarred. First floor similar. Next two storeys faced with tarred weatherboarding. Boat-shaped cap. Only two sweeps intact. Residential additions to south-east - south-west.	High +3	Negligible 0	Not Significant + 3
3	Mill House	Grade 2 listed building	1354107	Early-mid C19. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Slate roof. Glazing bars intact. Modern porch.	High +3	Negligible 0	Not Significant + 3
4	Mawkins	Grade 2 listed building	1027147	Restored C17 or earlier timber-framed building with plaster infilling. Tiled roof with two "eyebrows". Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
5	Lakers Farmhouse	Grade 2 listed building	1182393	Two parallel ranges. Front range timber-framed, refaced with stne rubble with red brick dressings and quoins but the timbering with plaster infilling visible in north-east wall. Tiled roof. Sash windows with glazing bars intact. Doorway with flat hood over. Two storeys. Three windows. Back range C18 or later..	High +3	Negligible 0	Not Significant + 3
6	Lakers Farm Cottage	Grade 2 listed building	1027146	C18. Two storeys. Five windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
7	Malthouse Cottage	Grade 2 listed building	1027145	Early C19. Two storeys. Two windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows. red brick dressws	High +3	Negligible 0	Not Significant + 3
8	Fryars	Grade 2 listed building	1354106	Originally called Barmetts Farm. C17 or earlier. Stone rubble with red brick dressings, quoins and stringcours.e Horsham slab roof. Gable at north-east end of front. Casement windows. Doorway with flat hood over and, above this, shell ornament. Elaborately carved door. Two storeys and attic in gable. Three windows.	High +3	Negligible 0	Not Significant + 3
9	Meers Farmhouse	Grade 2 listed building	1027142	C17 or earlier timber-framed building with the timbering exposed in the north-west wall but now faced with plaster. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
10	The stables at The Old Rectory to the north west of the house	Grade 2 listed building	1354105	Early C19. Stone rubble with red brick quoins. Slate roof. Centre portion of one storey and four windows. Flanking wings of trio storeys and one window each.	High +3	Negligible 0	Not Significant + 3
11	The Old Rectory	Grade 2 listed building	1027180	Early C19. Two storeys. Five windows, the outer ones twin windows. Painted brick. Hipped slate roof. Glazing bars intact. Venetian shutters. Pointed doorway with dripstone over.	High +3	Negligible 0	Not Significant + 3

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
12	Champions Farmhouse	Grade 2 listed building	1027204	C18. Two storeys. Four windows. Stone rubble with red brick dressings and quoins. Horsham slab roof. Modern casement windows. Modern bay on ground floor.	High +3	Negligible 0	Not Significant +3
13	Roundabout Farmhouse	Grade 2 listed building	1027241	Probably C17. Two storeys. Five windows. Coursed stone with red brick dressings and quoins. Half-hipped tiled roof. Casement windows. Modern additions to east and north.	High +3	Negligible 0	Not Significant +3
14	Peacock Tree	Grade 2 listed building	1285171	Early C19. Two storeys. Four windows. Stone rubble with red brick dressings and quoins. Slate roof. Casement windows.	High +3	Negligible 0	Not Significant +3
15	Rock Cottage	Grade 2 listed building	1181044	C18, two storeys. Two windows. Coursed stone with red brick dressings and quoins. Hipped tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
16	Old Haglands	Grade 2 listed building	1027179	C17 or earlier timber-framed building refronted with stone, now painted, but the timbering exposed at the back. Tiled roof. Casement windows. Buttress towards the west end of the front. Two storeys. Three windows.	High +3	Low +1	Potentially Significant +3
17	Daux Farmhouse	Grade 2 listed building	1284555	C17 or earlier timber-framed cottage with plaster infilling, enlarged by the addition of a T-wing behind. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
18	Gentle Harrys Farmhouse	Grade 2 listed building	1354108	Restored C18 house. Two storeys. Four windows. Red brick, grey headers and stone rubble. Stringcourse. Half-hipped tiled. Casement windows.	High +3	Negligible 0	Not Significant +3
19	The Parish Church of St Mary	Grade 1 listed building	1354121	Chancel with south chapel, nave with south aisle, central bell-turret with spire and north porch. Chancel and nave walls late C11, aisle late C12. King-post roof dated 1602, when the broached shingled spire was added. Horsham slab roof outside. Mural paintings of C12 and C14.	High +3	Negligible 0	Not Significant +3
20	The Elephant and Castle Inn	Grade 2 listed building	1027173	C18. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact. Modern additions to south.	High +3	Negligible 0	Not Significant +3
21	Hayling Pond Cottage	Grade 2 listed building	1182264	C17 or earlier timber-framed building with plaster infilling, largely refaced with stone. Hipped tiled roof. Casement windows. One storey and attic. Three windows. Three gabled dormers.	High +3	Negligible 0	Not Significant +3
22	Mitchells	Grade 2 listed building	1027172	C18. Three parallel ranges. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
23	Church House	Grade 2 listed building	1182214	C17 or earlier timber-framed building refronted in the C18. Two storeys and basement above ground level. Three windows. Paced with stone rubble. Tile roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
24	Searles	Grade 2 listed building	1027171	Early C19. Two storeys. Two windows. Painted stone. Tiled roof. Casement windows. Included for group value. L-shaped block. East wing C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. North-south wing early C19. Two storeys. Three windows. Red brick and grey headers alternately. Modillion eaves cornice. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3



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
25	West Chiltington Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 91** the following may be more sensitive to potential changes to their significance;

- Old Haglands (NHLE 1027179)

It is suggested that the remaining designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

#### 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. Further studies should also be taken to consider whether any existing structures on the site could be considered non-designated heritage assets.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where

its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets.

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.

With regards to the listed buildings identified 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 Old Haglands shall be retained as part of the development, including an understanding of the role the agricultural land contributes to its significance.
- Any development should reflect the rural setting of West Chiltington village.
- Further research should be undertaken to consider whether Little Haglands meets the criteria to be a non designated heritage asset.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north and east.

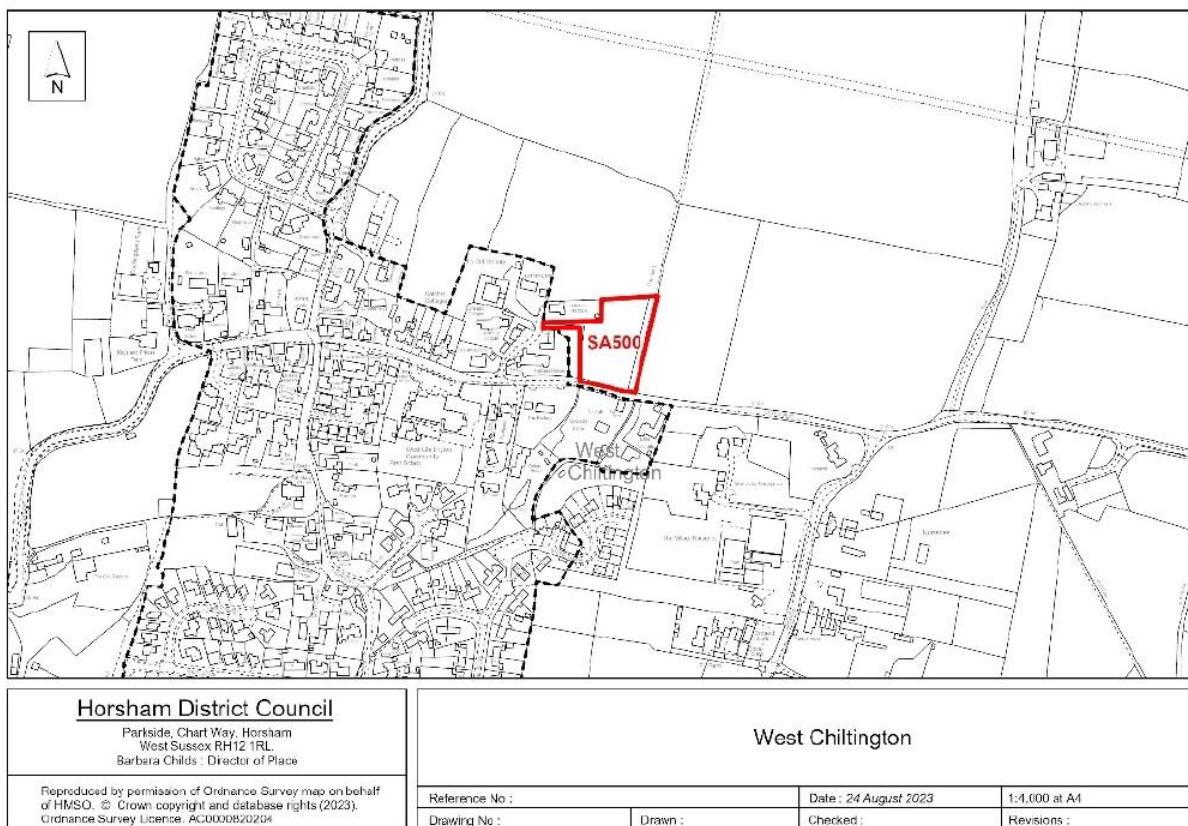
## **Cultural Heritage Desk Based Assessment – Land east of Hatches House SA500**

### **Introduction**

Land to the east of Hatches House, West Chiltington, has been put forward for consideration for housing development as part of the Horsham District Local Plan process. The site is referred to in the SHELAA document as SA500.

**Figure 31** identifies site SA500, to the north of East Street, West Chiltington.

**Figure 31 – Land east of Hatches House, West Chiltington SA500.**



### **Overview**

#### **Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval enclosures. To the west of the site is Hatches Farm historic farmstead, whilst to the south is the historic farmstead of Naldretts Farm, and the historic core of medieval West Chiltington.

The development site as summarised in **Table 92** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 0 scheduled monuments, 40 listed buildings, West Chiltington Conservation Area, and 1 ANA (see **Table 93**).

**Table 92: 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	40
Conservation Areas	0	1 – West Chiltington Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	1 – 0.82 km to the south west
Archaeological Notification Areas	0	1

**Table 93: Archaeological Notification Areas within the study area.**

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	The Parish Church of St Mary, West Chiltington	Red (Horsham 044)

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 94** 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 94: 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	Barn at Naldretts Farm to north east of the farmhouse	Grade 2 listed building	1284616	C17 timber-framed building with painted brick infilling, the first floor level now faced with weather-boarding. Hipped roof now of corrugated iron.	High +3	Low + 1	Potentially Significant + 4
2	Naldretts Farmhouse	Grade 2 listed building	1027174	C16 or earlier timber-framed house with painted brick infilling and curved braces on first floor. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Four windows.	High +3	Low + 1	Potentially Significant + 4
3	Southland Farmhouse	Grade 2 listed building	1354109	C17 or earlier. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof with pentice to west half of front. Casement windows on ground floor, sash windows above with glazing bars intact.	High +3	Negligible 0	Not Significant + 3
4	West Chiltington Windmill	Grade 2 listed building	1182399	C18. Smock mill with octagonal "roundhouse" of Hythe sandstone rubble, tarred. First floor similar. Next two storeys faced with tarred weather-boarding. Boat-shaped cap. Only two sweeps intact. Residential additions to south-east - south-west.	High +3	Negligible 0	Not Significant + 3
5	Mill House	Grade 2 listed building	1354107	Early-mid C19. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Slate roof. Glazing bars intact. Modern porch.	High +3	Negligible 0	Not Significant + 3
6	Mawkins	Grade 2 listed building	1027147	Restored C17 or earlier timber-framed building with plaster infilling. Tiled roof with two "eyebrows". Modern casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
7	Lakers Farmhouse	Grade 2 listed building	1182393	Two parallel ranges. Front range timber-framed, refaced with stne rubble with red brick dressings and quoins but the timbering with plaster infilling visible in north-east wall. Tiled roof. Sash windows with glazing bars intact. Doorway with flat hood over. Two storeys. Three windows. Back range C18 or later..	High +3	Negligible 0	Not Significant + 3
8	Lakers Farm Cottage	Grade 2 listed building	1027146	C18. Two storeys. Five windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant + 3
9	Malthouse Cottage	Grade 2 listed building	1027145	Early C19. Two storeys. Two windows. Stone rubble with red brick dressings and ashlar quoins. Tiled roof. Casement windows. red brick dressws	High +3	Negligible 0	Not Significant + 3
10	Fryars	Grade 2 listed building	1354106	Originally called Baretts Farm. C17 or earlier. Stone rubble with red brick dressings, quoins and stringcours.e Horsham slab roof. Gable at north-east end of front. Casement windows. Doorway with flat hood over and, above this, shell ornament. Elaborately carved door. Two storeys and attic in gable. Three windows.	High +3	Negligible 0	Not Significant + 3
11	Meers Farmhouse	Grade 2 listed building	1027142	C17 or earlier timber-framed building with the timbering exposed in the north-west wall but now faced with plaster. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant + 3
12	The stables at The Old Rectory to the north west of the house	Grade 2 listed building	1354105	Early C19. Stone rubble with red brick quoins. Slate roof. Centre portion of one storey and four windows. Flanking wings of trio storeys and one window each.	High +3	Negligible 0	Not Significant + 3
13	The Old Rectory	Grade 2 listed building	1027180	Early C19. Two storeys. Five windows, the outer ones twin windows. Painted brick. Hipped slate roof. Glazing bars intact. Venetian shatters. Pointed doorway with dripstone over.	High +3	Negligible 0	Not Significant + 3

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
14	Stile House	Grade 2 listed building	1027175	C17 or earlier timber-framed house with some painted brick and stone infilling, but restored and enlarged and largely refaced with stone, brick and weatherboarding, all painted. Tiled roof with one "eyebrow" over two windows. Casement windows. Two storeys. Three windows. One modern window-bay with painted gable over added at south end.	High +3	Negligible 0	Not Significant +3
15	Dennis Marcus Farmhouse	Grade 2 listed building	1182275	Long C18 building of coursed stone with some red brick and tile-hanging at south end. Tiled roof. Casement windows. Doorway with flat hood over on brackets. Two storeys. Five windows.	High +3	Negligible 0	Not Significant +3
16	Barn at Dennis Marcus Farmhouse	Grade 2 listed building	1354083	C18. Faced with weatherboarding. Hipped tiled roof.	High +3	Negligible 0	Not Significant +3
17	Huntleys	Grade 2 listed building	1354117	C17 or earlier timber-framed building with plaster infilling, mostly rebuilt in brick, now painted and stone rubble. Tiled roof. Casement windows. Two storeys. Two windows.	High +3	Negligible 0	Not Significant +3
18	Kings and Princes's Farmhouse	Grade 2 listed building	1027141	C18. Two storeys. Two windows. Stuccoed front on base of stone rubble. Half-hipped Horsham slab roof. Glazing bars intact. Doorway up seven steps with flat hood over.	High +3	Negligible 0	Not Significant +3
19	Lakers Croft	Grade 2 listed building	1284600	C17 or earlier timber-framed house, refronted with ashlar, now painted, but with the timbering visible in the east wall with painted brick infilling. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
20	The Forge Cottage	Grade 2 listed building	1354086	C18. Two storeys. Two windows. Hythe sandstone rubble. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
21	The Queens Head Inn	Grade 2 listed building	1284594	C18 front to a. probably earlier building, Two storeys. Three windows. Fronted with stone, painted. Brick modillion eaves cornice. Tiled roof. Casement windows. Portion built out in front of east half of ground floor.	High +3	Negligible 0	Not Significant +3
22	The Old School House, The Stone House	Grade 2 listed building	1182256	The former school (in 1977 in course of conversion into a dwelling) is dated 187? L-shaped building. South-east wing one storey with one large and one small gable. North wing two storeys with two gabled dormers. Small gabled projection at its north end. Stone. Tiled roof. Casement windows. Gabled porch. The Stone House was probably the schoolmaster's house originally. Same date, style and materials. Gable at south end. Gabled dormer to north. Porch with tiled roof. Two storeys. Two windows.	High +3	Negligible 0	Not Significant +3
23	The Whipping Post and Stocks	Grade 2 listed building	1182260	Placed just outside the north-east corner of the churchyard in a small enclosure with iron railings.	High +3	Negligible 0	Not Significant +3
24	The Parish Church of St Mary	Grade 1 listed building	1354121	Chancel with south chapel, nave with south aisle, central bell-turret with spire and north porch. Chancel and nave walls late C11, aisle late C12. King-post roof dated 1602, when the broached shingled spire was added. Horsham slab roof outside. Mural paintings of C12 and C14.	High +3	Negligible 0	Not Significant +3
25	The Elephant and Castle Inn	Grade 2 listed building	1027173	C18. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact. Modern additions to south.	High +3	Negligible 0	Not Significant +3

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
26	Hayling Pond Cottage	Grade 2 listed building	1182264	C17 or earlier timber-framed building with plaster infilling, largely refaced with stone. Hipped tiled roof. Casement windows. One storey and attic. Three windows. Three gabled dormers.	High +3	Negligible 0	Not Significant +3
27	Mitchells	Grade 2 listed building	1027172	C18. Three parallel ranges. Two storeys. Two windows. Stone rubble with red brick dressings and quoins. Tiled roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
28	Church House	Grade 2 listed building	1182214	C17 or earlier timber-framed building refronted in the C18. Two storeys and basement above ground level. Three windows. Paced with stone rubble. Tile roof. Glazing bars intact.	High +3	Negligible 0	Not Significant +3
29	Searles	Grade 2 listed building	1027171	Early C19. Two storeys. Two windows. Painted stone. Tiled roof. Casement windows. Included for group value. L-shaped block. East wing C17 or earlier timber-framed building with red brick infilling. Tiled roof. Casement windows. Two storeys. Three windows. North-south wing early C19. Two storeys. Three windows. Red brick and grey headers alternately. Modillion eaves cornice. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
30	Hobjohns Croft	Grade 2 listed building	1354120	C16 or earlier timber-framed building with exposed timberframe to the side elevation, refaced in late C18 or early C19 in stone and brick to front elevation. Hipped tiled roof with gablets and off central brick chimneystack. Two storeys: three windows. Casement windows, with cambered head linings to ground floor and cambered doorcase opposite chimneystack.	High +3	Negligible 0	Not Significant +3
31	Stocks Cottage	Grade 2 listed building	1284664	C18. Two storeys. Three windows. Stone rubble, first floor of north end tile-hung. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
32	Hobjohns	Grade 2 listed building	1027170	C18, south end added later. Two storeys. Four windows. Stone rubble, south end cemented. Tiled roof. Casement windows.	High +3	Negligible 0	Not Significant +3
33	Clarkes Cottage	Grade 2 listed building	1182195	Now one dwelling. C17 or earlier building, refaced with brick and stone, now painted but the timbering still visible in north wall. Steeply-pitched hipped tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
34	Saddlers	Grade 2 listed building	1354119	Early C19 continuation of the stores. Two storeys. Three windows. Painted brick and stone. Slate roof. Casement windows.	High +3	Negligible 0	Not Significant +3
35	The Post Office Stores	Grade 2 listed building	1182188	C17 or earlier timber-framed building refaced with brick and stone, now painted. Hipped tiled roof. Casement windows. Modern shop windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3
36	Step House	Grade 2 listed building	1027165	C17 or earlier timber-framed house refaced with stone rubble with red brick dressings, quoins and stringcourse but with the timbering with plaster infilling exposed in the north wall. Half-hipped tiled roof. Modern casement windows. Two storeys and basement above ground level. Three windows.	High +3	Negligible 0	Not Significant +3
37	Newhouse Farmhouse (Tumblestones)	Grade 2 listed building	1027166	C17 or earlier L-shaped house refronted with cement, but the east wall coursed stone. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not Significant +3



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
38	Palmers Lodge	Grade 2 listed building	1027138	C18. Two Storeys. Three windows. Stone rubble with red brick dressings and quoins. Slate roof. Altered casement windows.	High +3	Negligible 0	Not Significant + 3
39	Palmers	Grade 2 listed building	1027139	C18 or earlier. Two storeys on a high base. Three windows. Stone rubble. Hipped tiled roof. Casement windows. Modern porch up six steps.	High +3	Negligible 0	Not Significant + 3
40	Hunters Barn	Grade 2 listed building	1027140	C18. Two storeys. Two windows. Faced with weather-boarding on a stone base. Hipped tiled roof. Modern windows. Group value.	High +3	Negligible 0	Not Significant + 3
41	West Chiltington Conservation Area	Conservation Area			High +3	Negligible 0	Not Significant + 3

It is suggested that of the heritage assets identified in **Table 94** the following may be more sensitive to potential changes to their significance;

- Barn at Naldretts Farm to north east of the farmhouse (NHLE 1284616)
- Naldretts Farmhouse (NHLE 1027174).

It is suggested that the remaining designated heritage assets identified 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.

It is suggested that a thorough assessment of the significance of the assets suggested above as a minimum is undertaken to fully understand the impact of any development on significance.

## 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.

It is suggested that an enhancement of the listing description is undertaken for each building identified as being subject to significant or potentially significant change. This enhancement of the listing description would clearly set out why each building has been listed and where its significance lies. This evidence would assist both site promoters, owners and the local authority in considering the impact of development on heritage assets. An assessment of the Conservation Area should also take place to ensure that its special character is retained and if possible enhanced through 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.

With regards to the listed buildings identified 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 Naldretts Farmhouse and Naldretts Barn shall be retained as part of the development, including an understanding of the role the buildings' rural location contributes to its significance.
- Any development should reflect the rural setting of the West Chiltington Conservation Area.
- Further research should be undertaken to determine whether Hatches House, and its associated out buildings could be identified as non-designated heritage assets.
- New buildings should be traditionally scaled and detailed.
- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality.
- The quantum of development should reflect the transition between the site area and the surrounding countryside to the north and east.