



# **CULTURAL HERITAGE DESK BASED ASSESSMENT – SITES IDENTIFIED FOR POTENTIAL ALLOCATION FOR EMPLOYMENT 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 archeological notification areas, 96 archaeological sites, 5 registered parks and gardens and 29 scheduled monuments.

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

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\* 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.

NORTH HORSHAM

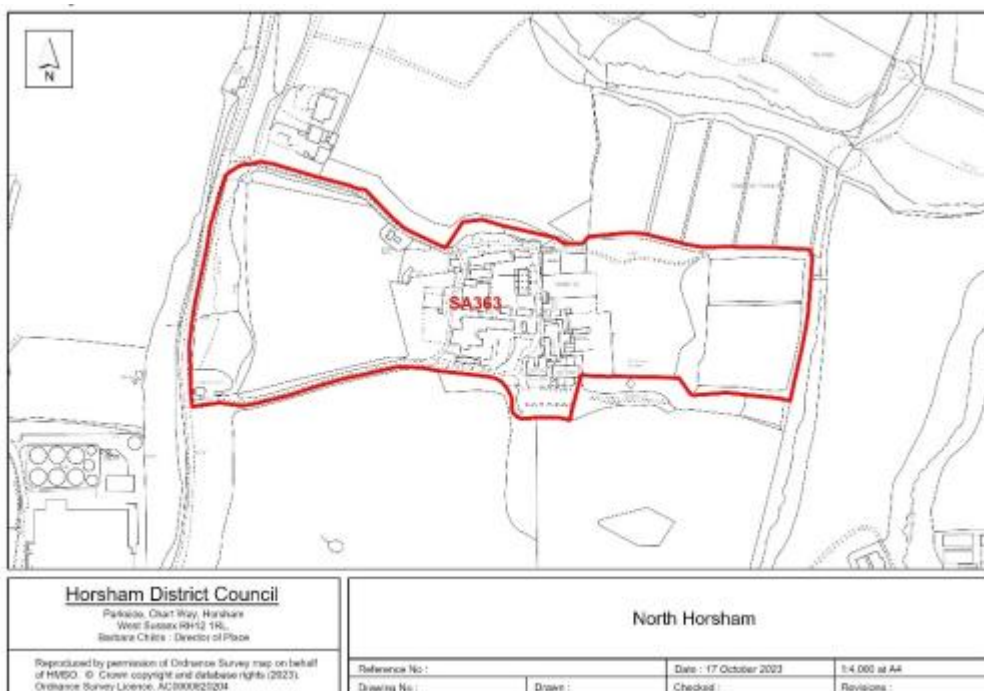
**Cultural Heritage Desk Based Assessment – Land west of Graylands Estate, Langhurstwood Road, Horsham. SA363.**

**Introduction**

Land west of the Graylands Estate has been put forward as an employment site as part of the Horsham District Local Plan process. The site is referred to as SA363.

**Figure 1** identifies the site which is located to the east of Langhurstwood Road, a public footpath runs along the northern and eastern boundary of the site.

**Figure 1 – Land proposed at Graylands Estate. SA363.**



**Overview**

**Archaeology**

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with post medieval informal parkland, associated with the Graylands Estate. The OS maps surveyed in 1870 to 1871 and published in 1874 identifies Graylands Farm historic farmstead, and its associated buildings, with the revised 1895 survey published in 1899 showing Graylands Lodge, and the current house constructed for Boyd Wallis as his country estate.

0.38 km to the south 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.<sup>1</sup> Immediately adjoining the site to the south is the Amber Archaeological Notification Area (ANA) relating to the Medieval Moated Site and Warnham Brickworks, North Horsham.

The development site as summarised in **Table 5** has 0 scheduled monuments and 0 ANA's. Within the wider study area there is 1 scheduled monument, 7 listed buildings, 2 archaeological sites, and 3 ANA's (see **Table 6**).

**Table 5: 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 - 0.38 km to the south
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	2 – 0.26 km to the south, and 0.85 km to the south east.
Archaeological Notification Areas	0	3

<sup>1</sup> <https://historicengland.org.uk/listing/the-list/list-entry/1010500> accessed 11.01.2021

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

Area	Description	Category
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)

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 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	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

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	Northlands Farmhouse	Grade 2 listed building	1193425	Probably C17 house, refaced with roughcast. Tiled roof. Casement windows, some with latticed panes. C19 gabled red brick porch. Two storeys. Four windows.	High +3	Negligible 0	Not Significant + 3
4	Rapelands Farm (Hollywick Farmhouse)	Grade 2 listed building	1027067	C17 or earlier timber-framed building with plaster infilling and curved braces, ground floor rebuilt in red brick, first floor of north half now tile-hung. Horsham slab roof, half-hipped at south end. Gable at north end. Porch with room over. Casement windows. Room over the porch has lozenge-shaped and diamond-shaped panes.	High +3	Negligible 0	Not Significant + 3
5	The Moated House	Grade 2 listed building	1286109	C17. Two storeys. Five windows. Now fronted with red brick on ground floor, above tile-hung. Horsham slab roof. Casement windows. Gable at west end.	High +3	Negligible 0	Not Significant + 3
6	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
7	Burcombe Cottage	Grade 2 listed building	1026893	Restored C17 timber-framed cottage with plaster infilling, ground floor rebuilt in red brick. Tiled roof. Casement windows. Stepped brick chimney breast on north wall. Two storeys. Three windows.	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 7** 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 within the Graylands Estate such as the chapel 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.

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

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

- 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, south and east.
- Further research should be undertaken to identify if the pre-1940's buildings within the Estate could be considered to be as non-designated heritage assets.

PULBOROUGH

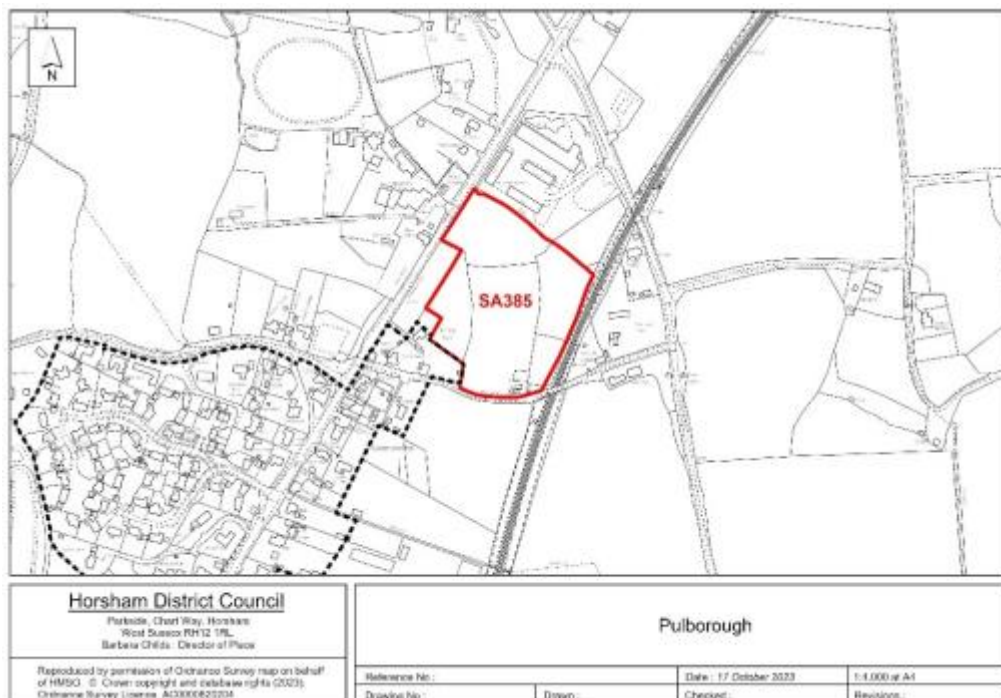
## Cultural Heritage Desk Based Assessment – Land southeast of Broomers Hill Business Park - SA385.

### Introduction

Land to the south of Broomers Hill Business Park, Pulborough has been put forward as an employment site as part of the Horsham District Local Plan process. The site is referred to as SA385.

**Figure 2** identifies the site which is located to the south of Broomers Hill Park, to the east of Stane Street, and north of Cray Lane.

Figure 2 – Land Broomers Hill Park SA385



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with parliamentary enclosures. Within the south western corner of the site is a findspot consisting of a Neolithic scraper and flakes. To the west of the site is the route of Stane Street Roman Road.

To the east of the site is a scheduled ancient monument (NHLE 1015234), described as a Romano-British villa at Borough Farm. The listing description refers to the site as follows; *The monument includes a minor Romano-British villa situated on a sandstone hill which forms part of the Sussex Weald, a location which enjoys extensive views of the surrounding*

countryside and the Sussex Downs to the south. The villa lies about 500m to the east of the course of a north-south aligned, minor Roman road between Codmore Hill and Marehill, which joins Stane Street, the main Roman road between Chichester (Noviomagus) and London (Londinium) about 1km to the north. Surviving largely in the form of buried footings constructed of mortared sandstone blocks, the villa buildings range around what has been interpreted as a roughly square, north west-south east aligned courtyard. The main, domestic range runs across the centre of this and includes a north west-south east aligned, rectangular building of at least ten rooms, some of which were found to have been heated by a hypocaust, or underfloor heating system. At least three rooms had tessellated floors, and most were decorated with painted wall plaster. Further, contemporary buildings and structures associated with the villa will survive in the areas around the main range. The analysis of flue tiles discovered during part excavation of the monument in 1817 and 1907-1909 has suggested that the villa was constructed during the first century AD. Other finds included coins, fragments of window glass and Roman pottery and jewellery. Fragments of moulds used in the production of samian-type pottery were also revealed, indicating that the villa may have been involved in the production and distribution of fine wares. All farm buildings, garden structures and fences are excluded from the scheduling, although the ground beneath these features is included.

The development site as summarised in **Table 8** has 0 scheduled monuments and 0 ANA's. Within the wider study area there is 1 scheduled monument, 14 listed buildings, and 2 ANA's (see **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	1 – 0.93 to the east
Listed Buildings	0	14
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 9: Archaeological Notification Areas within the study area.**

Area	Description	Category
1	Large Roman Settlement Area, Pulborough	Red (Horsham 047)
2	Features possibly associated with Stane Street Roman Road, Pulborough	Amber (Horsham 046)

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 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.

**Table 10: 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	Forge Cottage, The Old Forge	Grade 2 listed building	1286063	One building. C18. Two storeys. Four windows. Ashlar, first floor of south westernmost window-bay red brick and grey headers. Tiled roof. Casement windows. Gabled window-bay added at north east end.	High + 3	Low + 1	Potentially Significant + 4
2	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
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

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
4	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
5	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
6	Hill Farm Barn	Grade 2 listed building	1393550	Hill Farm Barn is designated at Grade II for the following principal reasons: * a mid-late C18 one-aisled 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
7	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
8	Cherry Tree Cottage	Grade 2 listed building	1285958	C17 or earlier timber-framed cottage with painted brick infilling, south end rebuilt in ashlar. Tiled roof. Casement windows. Two storeys. Three windows. Modern L-wing to west.	High + 3	Negligible 0	Not Significant + 3
9	Whitehall Cottage	Grade 2 listed building	10273525	C17 cottage with modern wing to east. The original portion has two storeys and two windows. Stone, now painted. Hipped tiled roof with pentice behind. Casement windows.	High + 3	Negligible 0	Not Significant + 3
10	Mill House	Grade 2 listed building	1354007	C18. Two parallel ranges. Two storeys. Three windows. Front range faced with stucco, back range painted stone. Tiled roof. Casement windows. Porch with wooden columns and hipped tiled roof.	High + 3	Negligible 0	Not Significant + 3
11	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
12	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
13	Broomershill House	Grade 2 listed building	1354021	L-shaped building. North wing late C18. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars intact. Doorway with Ionic pilasters, pediment and door of six fielded panels. South-east wing mid C19 and of higher elevation. Eaves bracket cornice. Five windows.	High + 3	Negligible 0	Not Significant + 3
14	West Broomershill Farmhouse	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

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

- Forge Cottage, The Old Forge (NHLE 1286063)

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 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.

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

With regards to the listed buildings identified in **Table 10** as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;



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

SOUTHWATER

## Cultural Heritage Desk Based Assessment – Land south of Hop Oast Roundabout – SA703.

### Introduction

Land to the south of Hop Oast Roundabout, Southwater has been put forward as an employment site as part of the Horsham District Local Plan process. The site is referred to as SA703.

**Figure 3** identifies the site which is located to the west of the A24, and is bordered by Worthing Road along its western boundary.

Figure 3 – Land south of Hop Oast Roundabout SA703



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land to the north and west of the site as being associated with modern field amalgamation. The site itself appears to be associated with the layout of the A24 dual carriageway. To the east of the site on the opposite side of the A24 is a post medieval large farmstead.

The development site as summarised in **Table 11** has 0 scheduled monuments and 0 ANA's. Within the wider study area there are 17 listed buildings, and 2 ANA's (see **Table 12**).

**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	17
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	2

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

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Land to the west of Southwater	Amber (Horsham 029)
2	Denne Park	Amber (Horsham 027)

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 13** 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 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	Garden Balustrade and Piers West of Denne Park House	Grade 2 listed building	1027068	Probably C19. Low stone wall flanked by piers surmounted by figures of mythical beasts.	High + 3	Negligible 0	Not Significant + 3
2	Pineapple Cottage	Grade 2 listed building	1354149	Small square building. C18. Two storeys. Two windows. Coursed stone with red brick quoins. Pyramidal roof of Horsham slabs surmounted by a pineapple finial. Modern casement windows. Cabled porch containing a round-headed doorway.	High + 3	Negligible 0	Not Significant + 3
3	Gate Cottage	Grade 2 listed building	1193571	The west Lodge of Denne Park. Mid C19. Two storeys. Two windows. Coursed stone. Hipped slate roof. Casement windows. Projection in centre having gable with scalloped bargeboards and porch with similar gable. Cabled dormer to east of this.	High + 3	Negligible 0	Not Significant + 3
4	Sawyersland	Grade 2 listed building	1027031	Two parallel ranges. Back or east range C17 or earlier timber-framed building with red brick infilling. Horsham slab roof. Casement windows. Front range early C19. Painted brick. Tiled roof. Sash windows with glazing bars intact. Gabled trellised porch. Two storeys. Three windows.	High + 3	Negligible 0	Not Significant + 3
5	Griggs	Grade 2 listed building	1027032	18 or earlier house, altered. Two storeys. Three windows. Ground floor coursed sandstone with red brick dressings and quoins, above tile-hung, with a bellcast between carried down to form a verandah. Eaves cornice. Horsham slab roof. Casement windows. C19 gabled porch.	High + 3	Negligible 0	Not Significant + 3
6	Old Lodge to North East of Christs Hospital	Grade 2 listed building	1027033	Older than the school. Mid C19. One storey. Two windows. Stone. Hipped roof of Horsham slabs. Casement windows with stone mullions and transoms. Doorway with gabled hood.	High + 3	Negligible 0	Not Significant + 3
7	East Lodge and Gateway	Grade 2 listed building	1462525	The East Lodge at Christ's Hospital School, built in about 1905 to designs by Sir Aston Webb, together with the attached re-sited gate piers and gates thought to date from between 1832 and 1836 installed at the same time.	High + 3	Negligible 0	Not Significant + 3
8	Field End (Sluett's)	Grade 2 listed building	1027035	No 2 is a C16 timber-framed building with painted brick infilling and diagonal braces on first floor. Tiled roof. Casement windows. Two storeys. Two windows. No 1 is a C19 addition in red brick under the same roof span.	High + 3	Negligible 0	Not Significant + 3
9	Dining hall and water tower to north, school to south, collannaded wings to east and west (chapel in west wing) forming a quadrangle, and	Grade 2* listed building	1027034	The School was moved from London to this site at Stammerham in 1902. Architect Sir Aston Webb. Red brick. Tudor style. The main buildings consist of 8 blocks on the north arranged in a slight convex curve, and a quadrangle in the centre, the north side of which is in line with and in the centre of these 8 blocks. Each block is H-shaped and contains 2 boarding-houses. Each block has 3 storeys and 10 windows to south front and 3 windows to inner sides of wings. Gables to the projecting wings of each block and in the centre of all 3 sides of the courtyards which they form. Balustraded parapet between the gables. Stone doorway in the centre of each courtyard with bay window over. Large 4-light windows on ground floor of south front of wings with stone pilasters between the lights. The quadrangle consists of the Dining Hall	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
	8 h shaped blocks (4 on each side of dining hall) at Christ's Hospital			on the north, the Big School on the south and colonnaded wings on each side, of which the west one contains the Chapel. The Dining Hall has 5 large bays rising the whole height of the building, the outer ones being immense windows of 5-lights each arranged in 7 tiers with stone mullions and transoms. Four round-headed arches between the bays, each containing one 2-light window of 3 tiers. Behind the Dining Hall on the north is the tall Water Tower. The Big School at the south end of the quadrangle has 9 bays containing Perpendicular style windows, a gable end flanked by octagonal turrets and a square clock tower over the roof. On each side of the Big School is a square block joined to it by a wide rusticated arch with balustrade over. On the back or south side of the Big School, Wren's portico from the old school in Newgate Street, London was re-erected as part of the building. The east and west sides of the quadrangle have 2 storeys and 14 windows each. They have projections at each end which are joined to each other by a projecting colonnade with balustrade over. Gables above the end projections and in the centre of each side, with a statue beneath each gable. The Chapel contains panels by Sir Frank Brangwin. These side buildings are joined to the Dining Hall on the north by colonnades with archways in the centre surmounted by gables. These archways came from the old school in Newgate Street, London and were re-erected here in 1902 (as were the iron gates and stone pillars giving entrance to the school grounds from Horsham Road). They were designed by John Shaw in 1836. One of them has an inscription over it.			
10	Lanaways Farmhouse	Grade 2 listed building	1027036	Probably C17. Two storeys. Three windows. Plastered front. Tiled roof. Casement windows. C19 gabled porch.	High + 3	Negligible 0	Not Significant + 3
11	Lanaways Barn	Grade 2 listed building	1119726	Barn and attached shelter-shed, now house. Barn probably C17, shelter-shed C19; converted to house 1990-95. Timber-framed with late-C20 weather-board cladding, brick plinth to former shelter-shed, and plain tile roofs; barn lean-to has rubblestone walls. L-shaped plan. Three-bay barn with central opposing cart-entries, that to south side taller; lean-to at east end; 4-bay shelter-shed attached to west end, and originally open on east side. Late-C20 doors, windows (mostly 2-light casement windows), glazing to barn former cart-entries and steel flue. Interior: barn has well-preserved good-quality frame, comprising sole plate; large-scantling posts and studs, the wall posts jowelled and having slightly-arched braces up to tie-beams and large-scantling braces down to mid-rail; roof has raking queen struts, clasped purlins, pegged rafters and straight wind braces at ends. Gallery and stone fireplace inserted late C20. The lean-to has wall-plate; tie-beam with arched brace from barn wall-post; and raked strut supporting purlin. Queen-strut roof trusses to shelter-shed.  A small, good-quality, timber-framed barn which retains its original character despite its conversion to a house.	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	Bodimans	Grade 2 listed building	1354171	Probably C17 or earlier cottage. Two storeys. Two windows. Red brick. Steeply pitched Horsham slab roof. Casement windows. Chimney breast on south wall.	High + 3	Negligible 0	Not Significant + 3
13	Kings Farmhouse	Grade 2 listed building	1027069	L-shaped building. C17 or earlier, restored. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung, with slight bellcast between. Horsham slab roof. Modern casement windows. Massive stone chimney breast at each end.	High + 3	Negligible 0	Not Significant + 3
14	Newfoundout East	Grade 2 listed building	1407634	House, at a later time subdivided. Mid C17, infilled in brick in the C18 and refenestrated in the early C20. The late C20 brick extension to the east and late C20 conservatory to the west are not of special interest. Timberframed, with box-framing visible on the ground floor of the south and west sides, otherwise the ground floor is of red brick or red brick infill, apart from some sandstone in the rear elevation. The first floor of all but the rear elevation is clad in weatherboarding. Tiled roof with off central brick chimneystack, rebuilt above the ridge in the late C19, and catslide roof to rear PLAN: A three bay lobby entrance house of two storeys and attics with off central chimneystack and integral outshot. The front of the building originally faced south but currently the entrance is in the north. EXTERIOR: The south elevation (originally the front) is of two storeys: three windows. Early C20 casement windows of traditional type. The original doorcase was opposite the chimneystack but this has been replaced by Two early C20 plank doors indicating that the building was subdivided into two cottages at one time. The west side has box-framing visible to the ground floor and collar rafters projecting through the gable. The small two-light windows in the end gables are probably original mullioned windows. The north elevation has a C20 gabled dormer, five casement windows and a plank door. INTERIOR: The ground floor west room has the timber frame exposed on two sides, a spine beam with one inch chamfer and lambs tongue stops and an open fireplace with wooden bressumer. The fireplace has a spice cupboard with wooden door and a brick breadoven. A wooden ledged door with large iron hinges leads to a wooden winder staircase. The lobby has brick paving. The east room (originally the parlour) also has brick paving and an open fireplace with wooden bressumer. The timberframed rear wall of the property is visible and is unweathered showing that the outshot is original. The first floor east room has exposed beams and original floorboards. The first floor west room has an exposed spine beam. The roof is of side purlin construction with angled queenstruts and the top of the brick chimneystack is visible in the attic. HISTORY: Two cottages at Newfoundout are shown unnamed on the Gardner and Gream map of c1795. Newfoundout East was converted into two cottages but the second stair has been removed. In the Census Returns for 1871, which is the first time the name Newfoundout is used, James Charter, widower, stone mason, is among the occupants. "J Charter etc" were paying £1 Land Tax on	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
				cottages from 1879 to the 1890s. The house was built on land that belonged to the owners of Denne Manor from the 1840s to the 1930s and may have done for centuries before.  A substantially intact timberframed mid C17 three bay lobby entrance house of two storeys and attics with original outshot.			
15	Blakes Farmhouse	Grade 2 listed building	1286074	L-shaped building. South wing C17. Ground floor red brick, above tile-hung. Tiled roof. Front probably C18. Two storeys. Three windows. Red brick. Stringcourse. Modillion eaves cornice. Horsham slab roof. Casement windows.	High + 3	Negligible 0	Not Significant + 3
16	Nyes Cottage	Grade 2 listed building	1027073	Formerly 2 cottages, now one. C16 timber-framed building with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Tiled roof. Casement windows. One very small original window on first floor with wooden mullions. Modern porch. Two storeys. Seven windows.	High + 3	Negligible 0	Not Significant + 3
17	Wellers Farm	Grade 2 listed building	1026822	House, formerly farmhouse but originally built as a barn. Early C16 frame, adapted to a dwelling in late C16 or early C17, refronted in early C19. Timber-framed building, clad in red brick and some grey headers in Flemish bond to ground floor and tile hung to first floor with tiled roof, central brick chimneystack and end left chimneystack. 2 storeys; 3 windows, C19 casement windows C19 4 panelled door with shadow of missing weather porch. Catslide roof to rear. Interior has box frame with queen post roof. Mortice holes for curved braces show this was originally a barn. Ground floor has massive inserted sandstone open fireplace probably of early C17 date with cambered bressumer and 2 salt and spice niches. Chamfered axial beam with lambs tongue stop and chamfered floor joists. Old floorboards on first floor. Presence of old diamond mullioned windows reported. C18 outshot.	High + 3	Negligible 0	Not Significant + 3

It is suggested that the heritage assets identified in **Table 13** 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.

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

With regards to the listed buildings identified in **Table 13** as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

- Consideration should be given to the cumulative impact of development on the overall landscape and historic character of the locality, particularly in terms of the sites location entering the village of Southwater.

WEST GRINSTEAD

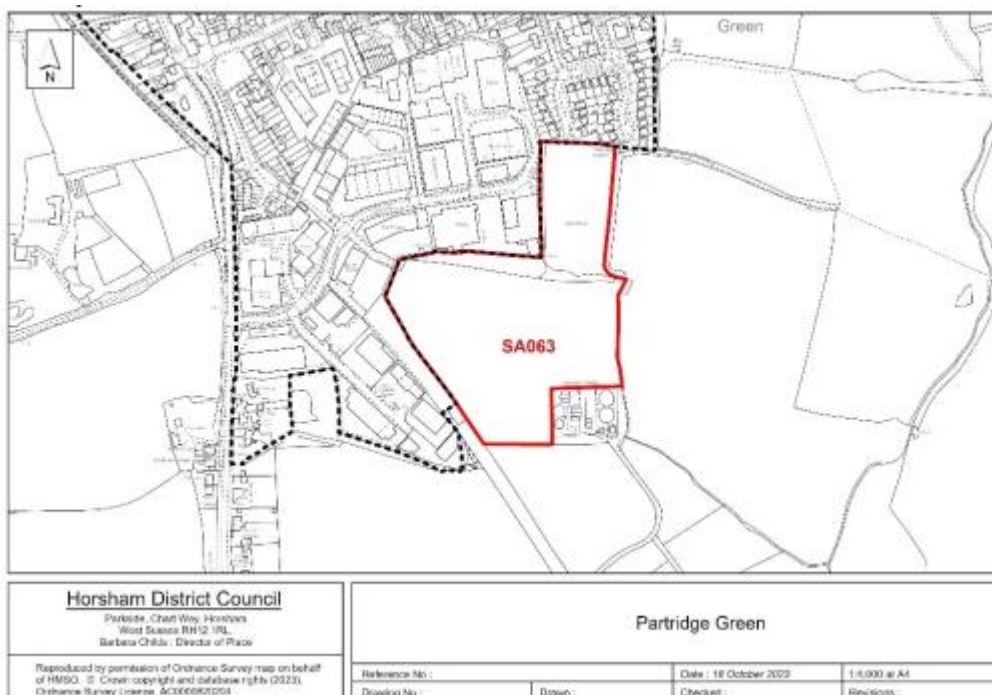
## Cultural Heritage Desk Based Assessment – Land south of Star Road, Partridge Green - SA063.

### Introduction

Land to the south of Star Road Trading Estate has been put forward as an employment site as part of the Horsham District Local Plan process. The site is referred to as SA063.

**Figure 4** identifies the site which is located to the south of Star Road Trading Estate, and to the east of Bines Road.

Figure 4 – Land south of Star Road SA063



### Overview

#### Archaeology

The Historic Landscape Characterisation Study (HLCS) identifies the land within the site as being associated with medieval assarts. The trees within Ash Wood are protected by a Tree Preservation Order. 0.47km to the south east of the site is an archaeological site associated with a medieval moated site.

The development site as summarised in **Table 14** has 0 scheduled monuments and 0 ANA's. Within the wider study area there is 1 archaeological site, 17 listed buildings, and 1 ANA (see **Table 15**).

**Table 14: 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
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	1

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

<b>Area</b>	<b>Description</b>	<b>Category</b>
1	Medieval Moated Site and 17th Century Moat Farm Historic Farmstead, West Grinstead	Red (Horsham 167)

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 16** 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 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	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
2	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
3	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 floor 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 floor 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
4	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
5	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
6	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
7	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
8	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

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	Guess Gardens (The Forge)	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
10	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
11	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
12	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
13	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
14	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
15	Brighthams Farmhouse	Grade 2 listed building	1354245	C17 or earlier timber-framed house of 2 parallel ranges, the back range probably older than the front but both refaced with grey headers with red brick dressings, quoins and flush stringcourse, probably in the C17 but some timbering with red brick infilling exposed in the west gable end of the back range. Tiled roof. Casement windows with diamond-shaped or small square panes, The front has moulded wooden eaves cornice. The back range has a massive stone crow-stepped chimney breast and pentice behind. The front range has a massive brick chimney breast at its east end with curved gable and formerly a domed top. Small chimney breast of same design at the west end. C19 gabled porch.	High + 3	Negligible 0	Not Significant + 3
16	Cart Shed and Granary to east of Brighthams Farmhouse	Grade 2 listed building	1181633	C17 timber-framed cart-shed and granary with brick infilling and partly faced with weather-boarding. Side red brick and grey headers with stringcourse. Half-hipped tiled roof.	High + 3	Negligible 0	Not Significant + 3
17	Farmgate House	Grade 2 listed building	1026866	Early C19 front to a probably older building. Two storeys. Three windows. Red brick. Eaves cornice. Slate roof. Mostly sash windows with glazing bars intact, but some casements behind. Modern porch.	High + 3	Negligible 0	Not Significant + 3



It is suggested that the heritage assets identified in **Table 16** 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.

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

With regards to the listed buildings identified in **Table 16** as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

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

