



CULTURAL HERITAGE DESK BASED ASSESSMENT – STRATEGIC SITES

HORSHAM DISTRICT COUNCIL LOCAL PLAN REVIEW

Abstract

The Horsham District Council administrative area contains a rich variety of heritage assets with 1537 listed buildings, 26 conservation areas, 178 archeological notification areas, 96 archaeological sites, 5 registered parks and gardens and 29 scheduled monuments. The NPPF 2023 identifies that these assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generation. Local plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats.

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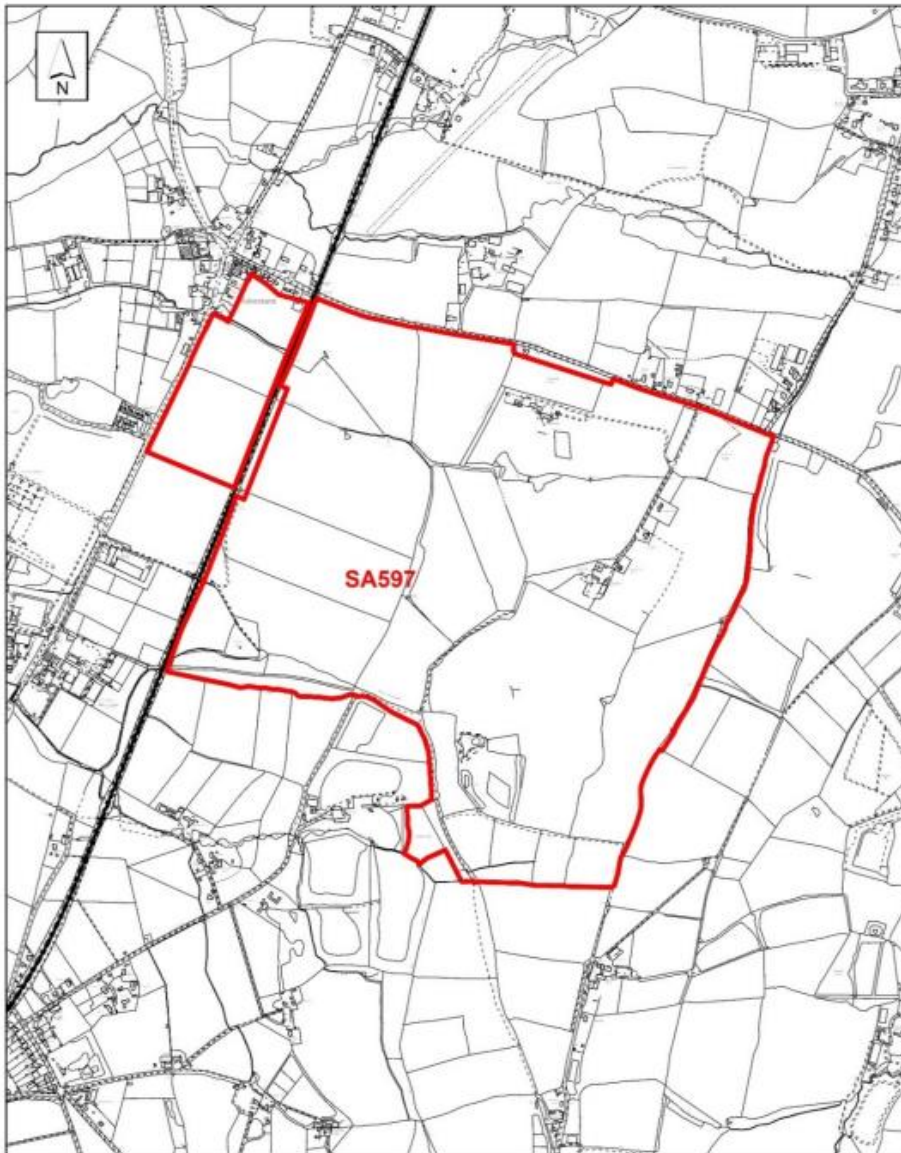
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* Tables 1 – 3 establishing the sensitivity of receptors, establishing the magnitude of change and significance assessment matrix which inform the tables within this document can be found within the Cultural Heritage Desk Based Assessment Methodology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

Land at Adversane, West Chiltonington Parish (Kingswood) SA597

Land at Adversane has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 1** sets out the site area within the red edge. The site is located to the east and south of the settlement of Adversane, with Billingshurst to the north. The A29 Stane Street is located to the west, Adversane Lane to the north. The railway line runs north south through the site.

Map 1: Strategic site.



<p>Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place</p>	<p>Local Plan Review 2023 Land at Adversane</p>	
<p>Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204</p>	<p>Reference No : Date: 15 November 2023 Drawing No :</p>	<p>Scale : 1:12,000 at A4 Revisions :</p>

Topography and Geology

The site is currently greenfield and comprises primarily pasture and arable land interspersed with hedgerows and some smaller areas of woodland. The landscape is gently undulating, with parts of the site closest to Adversane being c.20 m Above Ordnance Datum (AOD) to areas to the south east of the site rising to c. 40 m AOD.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone, with areas of sandstone running through it most noticeably to the north of the proposed development site.

Overview

Archaeology

The study area as a whole contains three amber Archaeological Notification Areas (ANA's) identified in **Table 6** for pre-historic, medieval and post medieval remains including evidence of mesolithic and Neolithic flint working, mine pits, medieval farmsteads and Tudor glass working.

The proposed development site contains an ANA designated due to the finding of several Mesolithic microliths, Neolithic and Bronze Age flints. Mine pits have also been found within the area. The archaeological site within the proposed development site was surveyed to identify whether the site was previously utilised as a glassworks.

The HER does not provide evidence of Roman occupation within the proposed development site, however, Stane Street Roman Road is within the wider study area and therefore, there may be evidence of settlement close to the road.

The hamlet of Adversane is not mentioned in the Domesday Survey.

The landscape character assessment suggests early Dark Age/ early medieval co-axial field systems within the wider study area. It is therefore considered that there is potential for as yet unknown archaeological remains within the site area.

The Historic Farmsteads and Landscape Character in West Sussex report has identified a large medieval farmstead (Steepwood Farm) within the development site, with further farmsteads within the wider study area. The available evidence indicates 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.

Within the development site there is one archaeological site and one archaeological notification area. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites within the proposed development site. Within the study area (1 km of development site boundary) there are 24 grade 2 listed buildings, and the Adversane Conservation Area. The heritage assets are summarised in **Table 5**.

Table 5: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	0
Listed Buildings	0	24
Conservation Areas	0	1 – Adversane Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	1	0
Archaeological Notification Areas	1	3

Table 6: Archaeological Notification Areas

Area	Description	Category
1 (within development site, extending into wider study area)	Prehistoric Lithic Working, Mine Pits, Glass Working Industry and Medieval Farmsteads, West Chilton and Pulborough	Amber
2	Historic core of Adversane	Amber
3	Mesolithic and Neolithic Flint Working Site, Billingshurst	Amber

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 and non-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.

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 area there were 24 grade 2 listed buildings. The Adversane Conservation Area adjoins the north west boundary of the proposed development site.

The Adversane Conservation Area is located to the south of Billingshurst and is bisected north/south by the A29 Stane Street. The group of buildings that constitute the Conservation Area are gathered around the crossroads formed of Stane Street, Adversane Lane to the east and Lordings Road to the west. 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).

Adversane has been strongly influenced by the network of roads running through it, most importantly Stane Street itself a key Roman route way linking the regional capital of Chichester to London. The name 'Stane' is thought to have been derived from stone, so indicating the difference and possible importance of a stone roadway, where many trackways would have been mud.

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

- Laurel Cottage, Stall House Lane, North Heath, Pulborough, West Sussex, RH20 2HR (NHLE 1027317)
- Little Lordings, Lordings Road, Adversane, Billingshurst, West Sussex, RH14 9JE (NHLE 1027124)
- Gay Street Farm, Gay Street, Pulborough, West Sussex, RH20 2HL (NHLE 1182303)
- Gatewick Farm, Broadford Bridge Road, West Chiltington, Pulborough, West Sussex, RH20 2LF (NHLE 1027168)

- Marringdean Manor, Marringdean Road, Billingshurst, West Sussex, RH14 9HF (NHLE 1354278)
- Westlands Farm, Gay Street Lane, North Heath, Pulborough, West Sussex, RH20 2HN (NHLE 1027367)
- Moons Farm, Gay Street Lane, North Heath, Pulborough, West Sussex, RH20 2HN (NHLE 1193344)
- Coombland, West Chilmington Lane, Coneyhurst, Billingshurst, West Sussex, RH14 9DY (NHLE 1192778)
- Westlands Farm, Adversane, Billingshurst, West Sussex, RH14 9JG (NHLE 1027128)
- Walnut Tree Cottage, Gay Street, Pulborough, West Sussex, RH20 2HL (NHLE 1284587)
- Marringdean Cottage, Marringdean Road, Billingshurst, West Sussex, RH14 9HQ (NHLE 1354124)
- Jessamine Cottage, Gay Street, Pulborough, West Sussex, RH20 2HL (NHLE 1027178)
- Filbuds Cottage, Stane Street, Adversane, Billingshurst, West Sussex, RH14 9JP (NHLE 1027109)
- Sandpond Cottage, Gay Street, Pulborough, West Sussex, RH20 2HL (NHLE 1354085)

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 the developing masterplan.

Table 7 sets out the assessment of the impact of the proposal on each listed building, the Adversane Conservation Area and the non-designated heritage asset that are sensitive to change within the study area. The proposed impact is significant with regards to the impact on the conservation area and 1 of the listed buildings. 9 listed buildings are subject to potentially significant change. 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 in the view of the LPA. 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	Adversane Conservation Area	Conservation Area			High + 3	High +3	Significant 6
2	Griggs Farmhouse	Grade 2 listed building	1354131	C16 timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Tiled roof. Casement windows. Two storeys. Four windows.	High + 3	High + 3	Significant 6
3	Stane Street Cottages (9 address points)	Grade 2 listed building	1027112	L-shaped block. South wing (Nos 1 to 6) mid C19. One storey and attic. Seven windows. Eight dormers. Ashlar. Mansard tiled roof. Casement windows. Doorways with gabled hoods on brackets. East wing (Nos 7 and 8) probably added later. Two storeys. Four windows. Red brick and grey headers. Tiled roofs. Casement windows. Included for group value.	High + 3	Low +1	Potentially significant 4
4	The Old House	Grade 2 listed building	1286395	C17. Two storeys. Three windows. Red brick and grey headers. Steeply pitched tiled roof. Casement windows. Modern wing added at south end.	High + 3	Low + 1	Potentially significant 4
5	Gess Gates	Grade 2 listed building	1192864	C17 or earlier building with plaster infilling and diagonal braces on first floor, ground floor refaced in plaster. Half-hipped tiled roof. Casement windows. Two storeys. Three windows.	High + 3	Low + 1	Potentially significant 4
6	Wayside	Grade 2	1354130	C17 cottage. Two storeys. Three windows. Red brick. Modillion eaves cornice. Hipped tiled roof. Casement windows.	High + 3	Low + 1	Potentially significant 4
7	Southlands Farmhouse	Grade 2 listed building	1286427	C17. Two storeys. Three windows. Fronted with red brick, side wall cemented and tile-hung. Ripped roof of Horsham slabs. Casement windows. Gabled porch.	High + 3	Low + 1	Potentially significant 4
8	Barn to southwest of Southlands Farmhouse	Grade 2 listed building	1027110	C18. Faced with tarred weather-boarding on a red brick base, south wall refaced in brick. Half-hipped tiled roof.	High + 3	Low + 1	Potentially significant 4
9	Juppsland Farmhouse (2 address points includes Jupplands)	Grade 2 listed building	1192874	Restored, C17 or earlier timber-framed building with red brick infilling, first floor tile-hung. Half-hipped roof of Horsham slabs, top section replaced with tiles. Casement windows. Two storeys. Three windows. Ground floor wing of 3 windows in stone with slate roof to north-west.	High +3	Low + 1	Potentially significant 4

10	Blacksmiths Arms Inn	Grade 2 listed building	1027111	L-shaped C18 house, refaced with stucco. Two storeys. Four windows. Tiled roof. Casement windows. Steep gable to east wing with pentice to north. Gabled porch.	High + 3	Low + 1	Potentially significant 4
11	Sayers Farmhouse	Grade 2 listed building	1286389	C18. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Modillion eaves cornice. Hipped tiled roof. Casement windows.	High + 3	Low + 1	Potentially significant 4
12	Oakleigh	Non designated heritage asset		Late Victorian villa with red brick, and contrasting brick quoins, stringcourse and date details. Slate roof with two chimneys.	Low + 1	Low + 1	Not significant 2

The heritage assets considered to be subject to significant change by the proposed development are Griggs Farmhouse (NHLE 1354131), and the Adversane Conservation Area.

The properties considered to be subject to potentially significant change by the proposed development are Stane Street Cottages (NHLE 1027112), Gess Gates (NHLE 1192864), Sayers Farmhouse (NHLE 1286389), The Blacksmith's Arms Inn (NHLE 1027111), Juppsland Farmhouse (1192874), Barn to the south-west of Southlands Farmhouse (NHLE 1027110), Southlands Farmhouse (NHLE 1286427), Wayside (NHLE 1354130), and The Old House (NHLE 1286395).

High Level Assessment of designated heritage assets

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Grade II Grigg's Farmhouse (NHLE 1354131) is located on the eastern side of Stane Street, to the south of Stane Street Cottages. The dwelling has a timber framed core, dating to the sixteenth century with the ground floor underbuilt in brick. The building draws its significance from the architectural and historic interest of the buildings fabric. It also draws a measure of significance from its rural surroundings. The building is identified as a large farmstead and would have had a functional relationship with the surrounding agricultural land, particularly to the east as it appears there was a trackway from the buildings within the farmstead to the wider fields. It is therefore considered that the rural surroundings of the building contributes to a higher understanding of the building and its significance.

Adversane Conservation Area is located to the south of Billingshurst and is bisected north/south by the A29 Stane Street. The group of buildings that constitute the Conservation Area are gathered around the crossroads formed of Stane Street, Adversane Lane to the east and Lordings Road to the west. Adversane was designated as a Conservation Area in 1976.

Adversane is a small, rural settlement likely to have been supported by travellers on the roads that meet and run through the settlement, and also farmers who would have moved livestock either to market or between the weald and downs. Nine of the buildings within the Conservation Area are Grade II Listed. Within the Conservation Area is the Blacksmith's Arms Public House, and the former blacksmiths forge. There is also the former Malthouse (now Stane Street Cottages) and the former farmsteads of Griggs Farm, Jupps Farm, Sayers Farm, Old House and Southland Farm. There is no parish church within the hamlet, although a village hall was constructed by the 1970's. The pattern of development clusters around the crossroads, with later development infilling along Adversane Lane.

It is suggested that the rural setting of the conservation area which includes the proposed development site (land to the south east of the conservation area) makes a high contribution to the significance of the conservation area. 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 within the conservation area, it would be reasonable to suggest that there would have been a strong functional link between the conservation area and the surrounding agricultural land. The conservation area is also tightly drawn around the crossroads, which due to the lack of development within its surroundings enables the conservation area to be experienced as an isolated hamlet.

Stane Street Cottages (NHLE 1027112) Listed Grade 2 (9 address points) are located at the junction of Stane Street and Adversane Lane. The original 'L' shaped building was originally constructed as a malthouse with stone ashlar at ground floor, and a mansard tiled roof. The malthouse was subsequently converted into residential cottages with number 1 also being utilised as the village shop and post office until the early 1980's. The cottages fronting onto Stane Street are set back from the road with the remnants of the village green creating a green, open frontage. Stane Cottages have gardens to the rear which adjoin the boundary of the proposed development site. Malthouse Cottages have a historic functional link to the Blacksmiths Arms, and this association with the public house assists with an understanding of the heritage asset. The building is appreciated from Stane Street and

Adversane Lane with trees and planting forming a green boundary, reinforcing the juxtaposition between the activity and public face of the western frontage of the Malthouse, and the rural nature of the hamlet in which it sits. It is suggested that the setting of the Malthouse set back from the road, and forming an early functional building, links to the activity within the hamlet such as the Blacksmiths Arms and the Forge.

The Old House, Stane Street (NHLE 1286395) Grade 2 listed building. Old House is located at the junction of Stane Street and Adversane Lane. The property fronts onto Stane Street and is set back from the street frontage with a planted hedge, currently limiting views of the building from public viewpoints. The listing description describes the building as being seventeenth century, and it has brick elevations with a tiled roof. It is suggested that the interest of the property is within its historic built form. The current boundary treatment restricts the visual appreciation of the building from within the conservation area, however the historic maps indicate a functional relationship between the dwelling and Stane Street, as well as the land to the east adjoining Adversane Lane. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Gess Gates, Stane Street (NHLE 1192864) Grade 2 listed building. Gess Gates is located on the western side of Stane Street outside of the Adversane Conservation Area. The Historic England listing description identifies the property as seventeenth century or earlier. The timber frame is visible at first floor with a tiled roof. The property fronts onto Stane Street. It is suggested that the interest of the property is within its historic built form. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Wayside, Stane Street (NHLE 1354130) Grade 2 listed building. Wayside is located on the western side of Stane Street and is within the Adversane Conservation Area. The Historic England listing description identifies the property as seventeenth century constructed in red brick, with a modillion eaves cornice and a hipped tiled roof. The property fronts onto Stane Street. It is suggested that the interest of the property is within its historic built form. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Southlands Farmhouse, Stane Street (NHLE 1286427) Grade 2 listed building. Southlands Farmhouse is located on the western side of Stane Street close to the junction

with Lordings Road within the Adversane Conservation Area. The Historic England listing description identifies the property as seventeenth century with a Horsham stone slab roof, a tile hung gable end and red brick and burnt headers, to the other elevations. The property fronts onto Lordings Lane. It is suggested that the interest of the property is within its historic built form, and association with the former farmstead and agricultural land to the north. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Barn to the south west of Southlands Farmhouse, Stane Street (NHLE 1027110) Grade 2 listed building. The barn has a tiled roof, with timber boarding to the walls (with a brick wall to the southern elevation). It is suggested that the interest of the property is within its historic built form, and association with the former farmstead, farmhouse and agricultural land to the north. It is therefore considered that there would be a lower impact on the significance of the listed building from the proposed development. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Juppsland Farmhouse, Stane Street (NHLE 1192874) Grade 2 listed building. It is suggested that the interest of the property is within its historic built form, and association with the former farmstead, and agricultural land to the west. It is therefore considered that there would be a lower impact on the significance of the listed building from the proposed development. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Blacksmiths Arms Inn, Stane Street (NHLE 1027111) Grade 2 listed building. The property is described in the Historic England Listing as an eighteenth century house with a tiled roof, casement windows, a gabled porch and refaced in stucco. It is suggested that the interest of the property is within its historic built form, and its functional relationship with the malthouse (Stane Street Cottages), and its interaction with travellers along Stane Street. It is therefore considered that there would be a lower impact on the significance of the listed building from the proposed development. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Sayers Farmhouse, Stane Street (NHLE 1286389) Grade 2 listed building. The dwelling is described within the Historic England Listing as eighteenth century with a ground floor of red

and grey brick headers, with tile hanging above. The property is located on the western side of Stane Street. It is suggested that the interest of the property is within its historic built form, its association with the former smithy, and agricultural land to the west. It is therefore considered that there would be a lower impact on the significance of the listed building from the proposed development. It is acknowledged however that the wider setting of the listed building would be impacted by the development, and further consideration may be required as any proposals for the development site progress.

Heritage Constraints and Considerations

The proposed development site contains is within an ANA, and has one archaeological site within its boundary. The existing property known as Steepwood House is a modern property, although the original farmstead and associated buildings to the south of Steepwood House have been identified as a historic dispersed farmstead of medieval date. There are areas of woodland to the north of the development site (north of Steepwood House) and to the south (Beedings Copse) of medieval woodland. The fields to the east outside of the development site boundary but within the study boundary are recorded as early medieval/dark age. There are also heritage features within the landscape including the routeway of Steepwood Lane, bordered by rows of oaks.

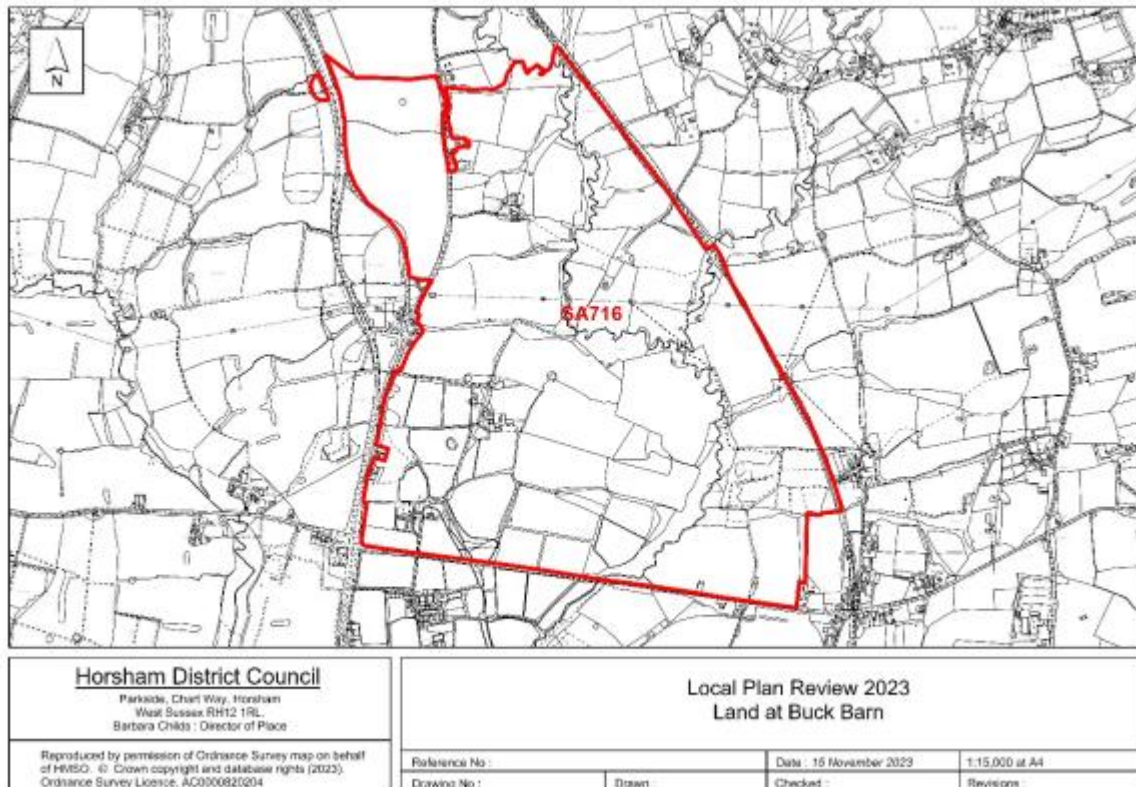
It is considered that the Adversane Conservation Area and Griggs Farmhouse would be most sensitive to change. Therefore as a minimum the following issues should be considered as part of any detailed site assesment;

- Quantum of development
- Height of development and site lines/views
- A consideration of the rural character of the conservation area, which also informs the significance of the setting of the listed buildings
- The interaction between the conservation area (hamlet) and the proposed development
- Impact of increased traffic on the A29
- Consideration would therefore need to be given to the cumulative impact of development on the overall landscape and historic character of the locality
- Retaining a sense of the rural character of the area and “green” routes within the development.

Land at Buck Barn, West Grinsted, SA716

Land at the north of the A272 at Buck Barn has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 2** sets out the study area.

Map 2: Strategic site.



Geology

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation mudstone, with Horsham Stone Member sandstone running through the part of the site close to Haven Bridge, and areas of Weald Clay Formation sandstone.

Overview

Archaeology

The Historic Landscape Character Survey identifies that the land in the northern part of the site is regenerated woodland, with medieval assarts with some post medieval to modern field amalgamations. The southern part of the site is a mixture of post medieval to modern enclosures and medieval assarts.

Within the development site is the site of Haven Farm historic farmstead, and close to the eastern boundary the site of Soil Barn historic outfarm. The historic farmstead of Newhouse Farm (shown as Poynters on the 1875/6 OS published in 1879) and its yard are located to the south of Great Tuckmans. To the south of the site close to the eastern boundary is the site of Lower Barn historic outfarm. Within the site is Model Farm, Model Farm Cottages and stables which were constructed post 1919. The former railway line (now the Downs Link) runs along the eastern boundary of the site, with West Grinstead Station at its junction with the A272. The northern part of the sixteenth century or earlier West Grinstead Park formerly occupied the southern section of the development site. To the south of the A24 is a former brickworks, and the historic farmstead of Park Farm. To the south west of the development site is the medieval park of Knepp Castle, containing the ruin of the motte and bailey Knepp Castle, and associated Manor House. Some flint finds have been found within the grounds of the Knepp Estate.

Within the development site there are no archaeological sites. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the study area (1 km of development site boundary) there are 27 listed buildings, 2 archaeological sites, a scheduled monument and Knepp Castle registered park and garden. The heritage assets are summarised in **Table 8**. The development site is not within an ANA, but the wider study area contains three areas designated as ANA's as shown in **Table 9**. The ANA relating to the medieval moated site and parkscape adjoins the site at its south eastern corner on the southern side of the A272.

Table 8: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	1 – Medieval moated site in West Grinstead Park (0.89 km to the south)
Listed Buildings	0	27
Conservation Areas	0	0
Registered Battlefields	0	0
Registered Park and Gardens	0	1 – Knepp Castle Park and Garden Grade 2
Wreck sites	0	0
Archaeological Sites	0	2
Archaeological Notification Areas	0	3

Table 9: Archaeological Notification Areas

Area	Description	Category
1	Medieval Moated Site and Parkscape, West Grinstead	Red
2	Knepp Castle Registered Park and Garden, Shipley	Red
3	Conies Farm Medieval to Post-Medieval Historic Farmstead, Cowfold	Amber

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 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.

There are no listed buildings within the development site.

- Within the wider study area there are 27 listed buildings.
- All 27 listed buildings are listed as grade 2.
- The wider study area contains a designated park and garden.
- 25 grade 2 listed buildings are considered to be sensitive to change¹.

Table 10 sets out the assessment of the impact of the proposal on each listed building identified as being sensitive to change. 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 in the view of the LPA. It may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

¹ It is acknowledged that development may have an effect on other heritage assets through the wider impacts of development such as increased traffic, and changes to their wider environment. Those suggested as being more sensitive are those assets whose location may make them more vulnerable to changes to their significance through planned development.

Table 10 Listed Buildings and Historic Park and Garden 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	Knepp Castle	Grade 2 Park and Garden	1000519	Pleasure grounds and a park laid out on a new site to complement a picturesque, castellated mansion of 1806-13 by the architect John Nash, but incorporating elements of an earlier landscape including some industrial features, notably a substantial hammer-pond associated with the post-medieval Wealden iron industry.	High +3	Low +1	Potentially significant 4
2	Big Pollarshill Farmhouse (Pollards Hill Farm)	Grade 2 listed building	1285427	L-shaped restored C17 or earlier timber-framed house refaced with red brick on ground floor and weather-boarding above. Tiled roof. Casement windows. Two storeys. Two windows. C19 stuccoed wing added to east with gable over, making a T-plan in all.	High +3	Negligible 0	Not significant 3
3	8 Bar Lane (Knepp Castle Estate)	Grade 2 listed building	1354212	Probably C17 timber-framed cottage refaced with red brick on ground floor and weather-boarded above. Tiled roof with pentice to north and south. Casement windows. Two storeys. Two windows.	High +3	Medium +2	Significant 5
4	Little Tuckmans, 9 Bar Lane	Grade 2 listed building	1026857	C17 or earlier cottage. Two storeys. Three windows. Ground floor red brick, above fishscale tiles. Steep tiled roof. Casement windows.	High +3	High +3	Significant 6
5	Tuckmans Farmhouse	Grade 2 listed building	1026858	L-shaped house. C17 or earlier. Ground floor red brick and grey headers, above faced with weather-boarding. Tiled roof. Casement windows. Two storeys. two windows.	High +3	High +3	Significant 6
6	The Old Cottage, 35 Bar Lane	Grade 2 listed building	1026859	C17 building, formerly 2 cottages. Two storeys. Three windows. Faced with weather-boarding. Tiled roof. Casement windows.	High +3	High +3	Significant 6
7	Pondtail Farmhouse, West Grinstead Road	Grade 2 listed building	1285265	L-shaped house, C17 or earlier. Two storeys. Three windows. Front red brick and grey headers, sides tile-hung. Half-hipped roof of Horsham slabs with pentice behind. Casement windows. Doorway with thin rectangular fanlight and gabled hood over.	High +3	Low +1	Potentially significant 4
8	Stable Park Farm Complex –	Grade 2 listed building	1240200	Lodge. Early C20. Brick rendered on sandstone base. Hipped tiled roof. 1 sliding casement and cambered doorcase.	High +3	Low +1	Potentially significant 4

	Blacksmiths Forge						
10	Stable Park Farm Complex – Stabling to north of office	Grade 2 listed building	1354299	Stabling. Early C20. E-shaped plan. Brick, rendered on sandstone base with pantiled roofs. Stable doors flanked by wooden louvred casements.	High +3	Low +1	Potentially significant 4
11	Stable Park Farm Complex – Office Building	Grade 2 listed building	1240199	Office. Early C20. Brick rendered over on sandstone base with pantiled roofs. Symmetrical compositions with 2 storey central portion with dormer, 2 small casements and central round-headed doorcase, flanked by set back 1 storey wings with louvred gables and casements.	High +3	Low +1	Potentially significant 4
12	Stable Park Farm Complex – stabling to north of former threshing barn	Grade 2 listed building	1240201	Stabling. Early C20. Picturesque composition with central clock tower. 2 storeys brick rendered on sandstone plinth with hipped tiled roof. Central clock tower of 2 storeys surmounted by 4 clock faces and iron weathervane with horse decoration. Round-headed window to first floor and round-headed door to ground floor. Walls have rounded corners to ground floor to prevent horses being injured by sharp corners. Wings are set back and of 1 storey and attics. 4 eyebrow dormers with 5-light casements. 6 stables to each side with stable doors, wooden louvred casements and larger stable on each side for brood mares. North elevation is plainer with pivoting casements to ground floor.	High +3	Low +1	Potentially significant 4
13	Stable Park Farm Complex – stabling to west of former threshing barn	Grade 2 listed building	1354298	Stabling. Early C20. L-shaped range. Built of brick rendered with tiled roof. 8 stable doors and adjoining windows. Ceramic mangers to interiors.	High +3	Low +1	Potentially significant 4
14	Stable Park Farm Complex – former threshing barn	Grade 2 listed building	1240179	Former threshing barn. C17. Timber-framed structure on brick plinth, now concreted. Clad in weatherboarding. Half-hipped slate roof. 6 bays. Some gunstock jowled posts, some with cut profile. Staggered midrail and curved tension braces. The end 2 bays appear to be earlier than the other 4, as they have a base of stone rubble rather than brick. East end wall is C19 above mid rail. West end wall has 2 curved braces and midrail but much of infill is later. Roof has staggered purlins, angled queen posts and pegged rafters.	High +3	Low +1	Potentially significant 4
15	Stable Park Farm Complex – stabling to east of former threshing barn	Grade 2 listed building	1026824	Stabling. Early C20. Brick rendered with half-hipped tiled roof. 6 stable doors and adjoining windows. Ceramic mangers to interiors.	High +3	Low +1	Potentially significant 4
16	Stable Park Farm	Grade 2 listed building	1026823	Stallion house. Early C20. Built of brick rendered on sandstone base with hipped tiled roof with louvred gables and central louvred lantern.	High +3	Low +1	Potentially significant 4

	Complex – Central Stallion House			Hipped dormer and stable door in north front. Corners rounded towards base. One of a series of 3 stallion houses.			
17	Gatelands	Grade 2 listed building	1354252	Two parallel ranges. East range C17 or earlier timber-framed building with brick and plaster infilling. Tiled roof with pentice and gabled dormer behind. Stepped chimney breast of stone and brick at north end. Casement windows. Two storeys. Three windows. West wing later and tile-hung.	High +3	Low +1	Potentially significant 4
18	Bowshots	Grade 2 listed building	1026869	Restored, originally L-shaped C16 timber-framed house with plaster infilling and curved braces on first floor, ground floor rebuilt in red brick. Tiled roof. Casement windows. One storey and attic. Two windows and two dormers to each wing.	High +3	Low +1	Potentially significant 4
19	Smallham Farmhouse	Grade 2 listed building	1181655	C17 or earlier. Two parallel ranges. Two storeys and attic in gable ends. Two windows. Ground floor red brick and grey headers, above tile-hung. Horsham slab roof, hipped at one end of each range and half-hipped at the other end. Casement windows.	High +3	Low +1	Potentially significant 4
20	Maplehust Farmhouse	Grade 2 listed building	1354167	C17 or earlier. Two storeys. Three windows. Now faced with red brick and grey headers on ground floor and tile-hung above. Horsham slab roof. Casement windows. Doorway with rectangular hood and flat hood over.	High +3	Negligible 0	Not significant 3
21	Cedar Cottage	Grade 2 listed building	1027025	Formerly 2 cottages, now one house. C17 or earlier timber-framed building, largely refronted with painted brick on ground floor and weatherboarding above. Portion added at east end wholly in red brick. Tiled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3
22	Shuckers Farmhouse	Grade 2 listed building	1027026	C17 or earlier timber-framed building, refronted with painted brick on ground floor and tile-hung above. Hipped thatched roof. Casement windows. Gabled porch of painted brick. Ground floor addition behind. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3
23	Great Steeds Farm	Grade 2 listed building	1194169	C17 or earlier timber-framed building with painted brick infilling and curved braces on first floor, ground floor rebuilt in red brick. Shingled roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3
24	Bakers	Grade 2 listed building	1285816	C17 or earlier timber-framed cottage, refronted with painted brick on ground floor and tile-hung above. Tiled roof. Casement windows with latticed panes. Two storeys. Two windows. Modern L-wing added to north-coat.	High +3	Negligible 0	Not significant 3
25	Sheepwash Farmhouse	Grade 2 listed building	1285813	T-shaped C17 or earlier timber-framed building with painted brick infilling. Sprocket eaves. Horsham slab roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not significant 3
26	Copsale Farm	Grade 2 listed building	1194013	C17 or earlier timber-framed house largely refaced with red brick and grey headers. The main portion is of one storey and attic with 3 windows and 2 gabled dormers. Chimney breast on west wall. The east end is of 2 storeys, and one window, the first floor is tile-hung with gable over. Horsham slab roof, half-hipped at west end. Casement windows.	High +3	Negligible 0	Not significant 3

High Level Assessment of designated heritage assets

It is suggested that the proposed development would result in a significant magnitude of change to 4 listed buildings, with a further 11 listed buildings and the Knepp Castle Historic Park and Garden subject to potentially significant change.

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Further consideration would be required relating to the Knepp Castle Historic Park and Garden.

Old Cottage - NHLE 1026859 - Grade 2 listed building, the significance of the building relates to the historic fabric of the building, and its character as a rural workers dwelling. It may be that the cottage did not have a functional relationship with the land, but it would be suggested that overtime the perception of the heritage asset as a rural cottage is understood by its setting with the open fields behind. The importance of this element of its significance is further underlined by the impact of the A24. The road has undermined part of this significance resulting in noise, and disturbance which has reduced the appreciation of the buildings connection with its surroundings. Consequently, the agricultural land to the rear could be considered to have become more important in balancing this understanding. An opportunity should be taken to enhance the setting of the building if possible, through changes to the road network.

Tuckmans Farm - NHLE 1026858 - Grade 2 listed building - the significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling and its outbuildings have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Little Tuckmans - NHLE 1026857 - Grade 2 listed building - the significance of the building relates to the historic fabric of the building, and its character as a historic homestead associated with Tuckmans Farm. The dwelling has a legible historic and functional relationship with the surrounding agricultural land which forms its setting, and this contributes to the appreciation and significance of the heritage asset

8 Bar Lane (Knepp Castle Estate) - NHLE 1354212 - Grade 2 listed building - the significance of the building relates to the historic fabric of the building, and its character as a rural workers dwelling. As with Old Cottage it may be that the building did not have a functional relationship with the land, 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.

Knepp Castle Registered Park and Garden - The 1km buffer includes the Knepp landscape park which was developed out of existing agricultural land at the same time as the

Castle was built. The area of Kneppmill Pond, a 24ha expanse of water, originally a C16 hammer-pond developed into a long, slightly serpentine lake that runs north/south across the centre of the site in a shallow valley. In 1835 the lake was described as 'the most extended piece of water south of the River Thames, and which derives additional beauty from its serpentine form, adorned as its banks are, by fine timber and plantations' (Horsfield 1835). Although the site allocation does not appear to be located upstream of the water source of the designed waterbody it is an onstream waterbody that impounds water by dams and consideration of the local hydrology and landscape character should be an important point for determining any impact, particularly on the confluence of streams that feed the lake and flow through West Grinstead Park (unregistered) to the south-east below the lake.

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 to the impact on the Knepp Castle Historic Park, and also the unregistered parkland which formed part of the West Grinstead Park Estate to the south of the A272.

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 any harm to the significance of the identified assets;

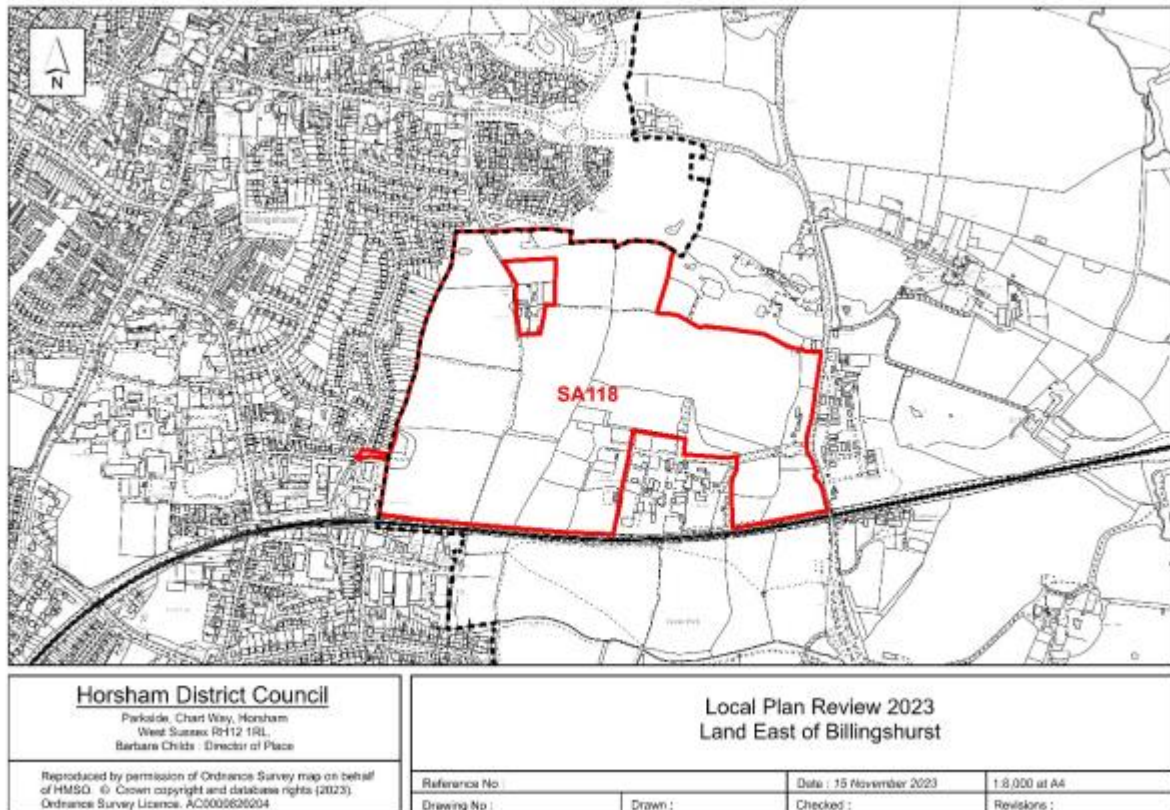
- Quantum of development
- Height of development and site lines/views
- Retention of the understanding of the Bar as a rural settlement
- Retention of open fields to underline the agricultural association and functional relationship of Tuckmans Farm to its surroundings

- Little Tuckmans and 8 Bar Lane have a historical association with their rural setting and therefore consideration needs to be given to the impact of increased traffic, and the creation of undeveloped space to retain this element of their significance.
- It would be suggested that the amount of residential development surrounding the built heritage assets are reduced with a lower density of dwellings in the areas closest to the heritage asset. This is needed to ensure that the legible historic association of the homestead to its setting is maintained.
- Further information would be required to fully understand the landscape/visual impact on undesignated landscape assets such as West Grinstead Park to prevent or mitigate harm.
- A strong green boundary needs to be provided to the boundaries of the site to ensure that the historic park and gardens wider understanding is loss diluted by an increase in suburban form.

Land east of Billingshurst (Little Daux) SA118

Land to the east of Billingshurst has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 3** sets out the site area within the red edge. The site is located to the south and bordered to the west by the A272. The railway line runs east/west through the site.

Map 3 sets out the study area.



Topography and Geology

The site comprises primarily pasture and arable land interspersed with hedgerows. The Rosier Commercial Centre is sited to the north of the railway line. The landscape is gently rising, with the land to the north of the site c.50 m Above Ordnance Datum (AOD) and the land to the south c. 20 m AOD. The land begins rising again to the south of the application site.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation with mudstone, with areas of sandstone running through it.

Overview

Archaeology

The study area as a whole contains six ANA's as identified in Table 12. The ANA's relate to 3 historic farmsteads, as well as the historic core of Billingshurst, and the Parish Church of St Mary. The development site is within an amber ANA which refers to a multi period site.

The Historic Landscape Character survey identifies that the land in the north east, east and southern parts of the site reflect regular piece meal post medieval enclosures, while the land to the west and close to Little Daux Farm have been identified as co-axial medieval fields. Little Daux Farm, Great Daux Farm and Rosier Farm in addition to being listed buildings are identified as historic farmsteads.

A brickyard and associated kilns is identified on the 1875/6 OS published in 1879 to the east of Little Daux. The entire site and part of the wider study area forms part of an Amber ANA relating to possible archaeology of multiple periods. The land adjoins a Late Iron Age and Roman settlement and field system, on the south side of the A272.

Within the development site itself there are no archaeological sites. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the study area (1 km of development site boundary) there are 50 listed buildings, 48 grade 2, 1 grade 2* (Ye Olde Six Bells), and 1 grade 1 (Church of St Mary). The Billingshurst Conservation Area is also within the study area. The conservation area is currently shown as being at risk in Historic England's Heritage at Risk Register 2020. The heritage assets are summarised in **Table 11**.

Table 11: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	0
Listed Buildings	0	50
Conservation Areas	0	1 – Billingshurst Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	3
Archaeological Notification Areas	1	6

Table 12: Archaeological Notification Areas

Area	Description	Category
1 (within development site, extending into wider study area)	Multi-Period Site to the East of Billingshurst	Amber
2	The Parish Church of St Mary, Billingshurst	Red
3	Billingshurst Historic Core	Amber
4	Fewhurst Farm Medieval Historic Farmstead, Billingshurst	Amber
5	Palmers Farm Medieval Historic Farmstead, Billingshurst	Amber
6	Jefferies Farm 17th Century Historic Farmstead and possible Moat, Billingshurst	Amber

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.
- A non-intrusive appraisal cannot be seen as a definitive statement of the presence or absence of archaeological remains.
- 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.

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.

There are no listed buildings within the development site. Within the wider study area there are 48 listed buildings listed as grade 2, 1 building listed as grade 2 and 1 building listed as grade 1. The Billingshurst Conservation Area is within the wider study area.

Heritage Assests and Potential Impacts

Table 13 sets out the assessment of the impact of the proposal on the listed buildings and the Billingshurst Conservation Area identified as being sensitive to change. 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 in the view of the LPA. It may be that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change. 11 Listed Buildings and the Billingshurst Conservation Area are sensitive to change. 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.

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	Billingshurst Conservation Area	Conservation Area			High +3	Low +1	Potentially significant 4
2	Parish Church of St Mary	Grade 1 listed building	1354139	Chancel with north and south chapels, nave with aisles, west tower and porch. Tower C12, south chapel C13, remainder largely rebuilt in 1866. Graded for good medieval tower.	High +3	Negligible 0	Not significant 3
3	Gore Cottage and Gore Farmhouse (same listing as Gore Farmhouse)	Grade 2 listed building	1192530	One building. C16 timber-framed with the timbering and plaster infilling exposed in the west and north walls, but refronted with red brick on ground floor and fishscale tiles above. Half-hipped gable at west end of front. Tiled roof. Casement windows. Two storeys. Four windows.	High +3	Negligible 0	Not significant 3
4	45, 47 and 49 East Street	Grade 2 listed building	1027131	Possibly C17, refaced with brown roughcast. No 49 is a later addition. West wall of No 45 ashlar. Tiled roof. Casement windows. Two gabled porches. Two storeys. Seven windows.	High +3	Negligible 0	Not significant 3
5	51 and 53 East Street	Grade 2 listed building	1354141	Early C19. Two storeys. Two windows. Stuccoed. Slate roof. Glazing bars intact. Pair of doorways with joint flat hood and rectangular fanlights.	High +3	Negligible 0	Not significant 3
6	Vine Cottage	Grade 2 listed building	1192611	C18. Two storeys. Three windows. Red brick and grey headers. Eaves cornice of brick cogging. Tiled roof. Glazing tars intact. Doorway with flat hood over.	High +3	Negligible 0	Not significant 3
7	Hammonds	Grade 2 listed building	1027132	C18. Two storeys. Two windows. Painted brick. Modillion eaves cornice. Half-hipped roof of Horsham slabs. Glazing bars intact. Trellised wooden porch containing doorway with door of 6 fielded panels.	High +3	Negligible 0	Not significant 3
8	Little Daux Farm	Grade 2 listed building	1354140	C17. Two storeys. Two windows. Red brick and grey headers. Tiled roof. Casement	High +3	High +3	Significant 6

				windows. C18-19 addition of one window bay and higher elevation to west.			
9	Great Daux Farmhouse	Grade 2 listed building	1286585	Timber-framed building with plaster infilling. Two storeys. Four windows. North section is C15 and close-studded on first floor. Horsham stone-slate slab roof. Casement windows with diamond-shaped panes. South section C16, ground floor partly rebuilt in Wealden sandstone and Billingshurst sandstone. Tiled roof.	High +3	High +3	Significant 6
10	Rosier Farmhouse	Grade 2 listed building	1027129	C17. Two storeys. Four windows. Red brick and grey headers. Two ranges, the west range with gable ends, the east range hipped. Roof originally Horsham slabs but partly replaced with tiles. Casement windows with small square panes. Modern castellated bay of two storeys.	High +3	Medium +2	Significant 5
11	Barn to north west of Fewhurst Farmhouse	Grade 2 listed building	1354135	C18. Faced with tarred weather-boarding. Half-hipped tiled roof.	+3	Low +1	Potentially significant 4
12	Fewhurst Farmhouse	Grade 2 listed building	1027123	L-shaped C16 timber-framed building, mostly refaced with red brick, stone and weather-boarding but some timbering exposed on the east front. Horsham slab roof. Casement window. Two storeys. Two windows to each front.	+3	Low +1	Potentially significant 4

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

- Billingshurst Conservation Area
- Little Daux Farm – NHLE 1354140
- Great Daux Farmhouse – NHLE 1286585
- Rosier Farmhouse – NHLE 1027129
- Barn to the north west of Fewhurst Farmhouse – NHLE 1354135
- Fewhurst Farmhouse – NHLE 1027123

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

The **Billingshurst Conservation Area** was first designated in 1973. Billingshurst is a large village situated in the Low Weald. The historic village evolved at the point where the east west-route across the Weald (today the A272), which diverges from the Winchester to Shoreham Road at Petworth, meets Stane Street at a staggered crossroads. The dogleg

arrangement may be the result of the route following medieval manorial boundaries. Where it passes through the centre of the village, Stane Street becomes the High Street. The road to Petworth is West Street, its eastward continuation is called East Street.

The land surrounding Billingshurst is characterised by enclosed fields, with commonly-held wood pasture in between. Land tenure was therefore dispersed between yeoman farmers, with no single big landowner dominating.

The special interest of Billingshurst Conservation Area is derived from several key facets:

- The historic urban landscape strongly reinforces the relationship between Billingshurst's evolution and linear character of Stane Street, providing evidence of its ancient origins.
- The rare surviving broach spire of St. Mary's Parish Church is a focal point visible from many viewpoints, providing a strong landmark feature for the village.
- The historic origins and development of the village through the medieval, post-medieval and industrial periods is still clearly discernible in the surviving townscape.
- Many buildings within the Conservation Areas are little altered from the time of their construction and designated in their own right as listed buildings. Many other unlisted buildings contribute positively to local character.
- The buildings within the Conservation Areas utilise local building materials in a range of vernacular and historic techniques, establishing and reinforcing a strong sense of place.

The Billingshurst Conservation Area is currently identified as being in a poor condition on Historic Englands Heritage at Risk Register.

Little Daux Farm – Grade 2 listed building (NHLE 1354140) is situated to the south of East Street with access along a shared track with a public footpath. A further footpath runs to the south of Little Daux Farm through the former yard area. The significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling and its outbuildings have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Great Daux Farmhouse – Grade 2 listed building (NHLE 1286585) - the significance of the building relates to the historic fabric of the building, and its character as a historic dispersed

farmstead. The dwelling is now separated from the land to the north by the railway line and to the south and west by warehouse development and therefore the remaining agricultural land contributes to the appreciation and significance of the heritage asset.

Rosier Famhouse – Grade 2 listed building (NHLE 1027129) - the significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling is now situated within an area of commercial uses and therefore has lost some of its original context however the wider agricultural land does contribute to the appreciation and significance of the heritage asset.

Barn to the north west of Fewhurst Famhouse – Grade 2 listed building (NHLE 1354135) and **Fewhurst Farmhouse** – Grade 2 listed building (NHLE 1027123) - The significance of the buildings relates to their historic fabric, and its their character forming a historic dispersed farmstead. The dwelling and its outbuildings have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

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.

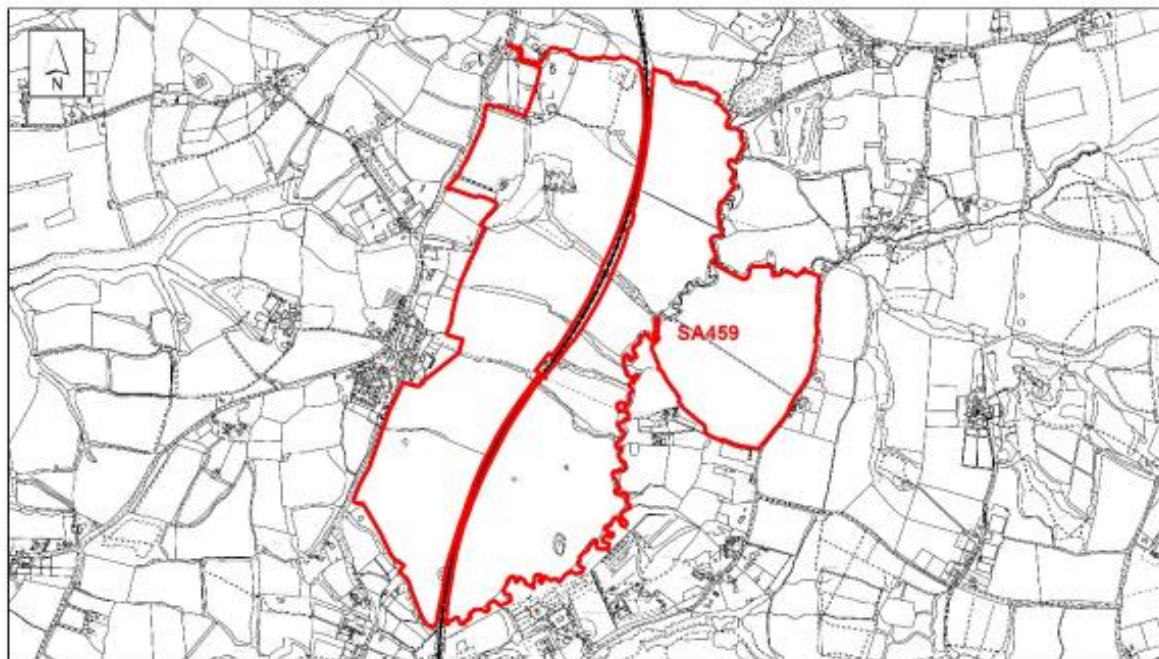
With regards to the listed buildings identified as being potentially subject to change and the conservation area as a minimum the following issues should be considered as part of any detailed site assessment to mitigate any harm to the significance of the identified assets;

- The quantum of development particularly around the listed buildings of Little Daux Farm, Great Daux Farmhouse and Rosier Farmhouse to ensure the understanding of the rural setting and connection to the wider landscape can be appreciated.
- Height of development and site lines/views (including possible views to the church tower).
- Consideration of the rural character of the area, which also forms a part of the significance of the setting of the listed buildings.
- Consideration given to enhancing the conserving the special interest of the Billingshurst conservation area which is currently shown as being at risk in Historic England's Heritage at Risk Register 2023.
- The interaction between the conservation area and the proposed development including walking routes including the possible inclusion of twittens.
- Impact of increased traffic on the A272, and through the village centre.
- Impact on use of High Street and linking any development through to existing infrastructure.
- Creation of a sense of place using traditional materials and reflecting the scale of traditional dwellings.
- Consideration would need to be given to the cumulative impact of development on the overall landscape and historic character of the locality.

Land at Kingsfold, Warnham SA459 (Brookvale Garden Village)

Land at Kingsfold has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 4** sets out the study area. The site is located to the north of Horsham to the east of the A24. The railway line bisects the site north to south.

Map 4: Strategic site.



Horsham District Council Parkside, Chert Way, Horsham West Sussex RH12 1RL Barbara Childs : Director of Place		Local Plan Review 2023 Land at Kingsfold	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence: AC0000820204		Reference No :	Date : 15 November 2023
Drawing No :	Drawn :	Checked :	Revisors :

Topography and Geology

The development site is predominantly agricultural land and has a rural character. To the west of the site is the settlement of Kingsfold. The land is separated by the railway line with the western section rising from the east to the west of the site. The eastern section is relatively flat.

The soil geology of the site as shown by the British Geological Survey is Weald Clay Formation mudstone with areas of alluvium along the watercourses running through the site. In the south eastern corner of the site is an area of sand and gravel.

Overview

Archaeology

The development site contains 1 archaeological site and 1 amber ANA as indicated in **Table 21**. The archaeological site and ANA indicate the location of a probable deserted medieval settlement with potential earthwork house platforms, and a homestead moat within Moat Copse.

The northern section of the proposed development site is identified within the Historic Landscape Character Assessment as probable medieval assarts. To the east of the railway line the character assessment suggests post medieval to modern field amalgamation and ponds. To the north, north west of Great Bentons is the site is of a medieval outfarm. Surrounded by the development site boundary is the site of Blackfriars Farm historic farmstead. The southern boundary of the development site also adjoins Cripplegate Farm historic farmstead. The central part of the site has been identified with medieval cohesive assart ponds.

The southern area of the western part of the site is characterised as medieval piecemeal enclosures.

To the east of Kingsfold the land forms modern field amalgamation, ponds and extraction pits. Kingsfold itself is a small settlement which has grown from a cluster of buildings close to the junction of Marches Road (linking to Stane Street Roman Road and Warnham) and Dorking Road. The OS published in 1874 identifies a number of farms including Kingsfold, Brookhouse and Tickfold Farms, the Wheatsheaf Inn, and lime kiln.

There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites within the proposed development site. There is 1 archaeological site and 1 amber archaeological notification area within the site. Within the study area (1 km of development site boundary) there are 17 listed buildings, 1 archaeological site and 4 archaeological notification areas. The heritage assets are summarised in **Table 14**.

The ANA identified in **Table 15** that is located within the development site is related to a Medieval Moated Site and possible Deserted Medieval Village, at Moat Copse, Warnham to the east of Dorking Road. The remaining ANA's within the wider study area refer to Rusper Nunnery to the south east, and Warham Brickworks and Medieval Moated Site to the south.

Table 14: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
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	1	1
Archaeological Notification Areas	1	4

Table 15: Archaeological Notification Areas

Area – within development site	Description	Category
1 – extends into 1km buffer	Medieval Moated Site and possible Deserted Medieval Village, Moat Copse, Warnham	Amber
2	Rusper Nunnery, Rusper	Amber
3	Medieval Moated Site and Warnham Brickworks, North Horsham	Amber
4	Former Warnham Brickworks, North Horsham	Amber

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.

There are no listed buildings within the development site however within the wider study area there are 17 listed buildings. Each these buildings are listed as grade 2. The assets considered to be most sensitive to potential changes to their significance² are identified within **Table 16**.

Table 16 sets out the assessment of the impact of the proposal on the listed buildings identified as being sensitive to change. 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 in the view of the LPA. It may be that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

Table 16 Listed Buildings identified as being sensitive to change within HDC boundary.

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	Little Benhams	Grade 2 listed building	1026941	The original portion of the house is C17 or earlier timber-framed building with painted brick infilling and curved braces. Tiled roof. Casement windows. C19 two-storeyed bay of 3 windows. Two storeys. Three windows. Large T-wing added in same style in C19.	High +3	Low +1	Potentially significant 4
2	Howells	Grade 2 listed building	1026943	Small T-shaped C16 timber-framed building with plaster and brick infilling and curved braces on first floor. Tiled roof. Casement windows. Gable end to each wing. Two storeys. Two windows.	High +3	Low +1	Potentially significant 4
3	Friday Farm	Grade 2 listed building	1026942	C16 timber-framed cottage with plaster infilling and curved braces on first floor. Tiled roof. Casement windows. Brick chimney breast on north wall. Two storeys. Three windows. Small C19 addition at south end.	High +3	Low +1	Potentially significant 4
4	Cripplegate Farm	Grade 2 listed building	1026945	C16 timber-framed building with painted brick infilling and curved braces, ground floor rebuilt in painted brick. Horsham slab roof. Casement	High +3	Medium +2	Significant 5

² It is acknowledged that development may have an effect on other heritage assets through the wider impacts of development such as increased traffic, and changes to their wider environment. Those suggested as being more sensitive are those assets whose location may make them more vulnerable to changes to their significance through planned development.

				windows with diamond-shaped panes. Two storeys. Two windows.			
5	Shiremark Farm	Grade 2 listed building	1181329	C17 or earlier timber-framed building with timbering exposed and red brick infilling on first floor of north end, ground floor underbuilt in red brick, south end refaced in brick on ground floor and tile-hung above. Tiled roof. Casement windows. Brick chimney breast on south wall. Two storeys and attic. Four windows. One gabled dormer.	High +3	Low +1	Potentially significant 4
6	Brockhouse (Brookhouse) Farm	Grade 2 listed building	1026891	Restored L-shaped timber-framed building with red brick infilling. Gable to west wing. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys. Four windows.	High +3	Negligible 0	Not significant 3
7	The Eagles (High Buildings HE website)	Grade 2 listed building	1181378	C16 timber-framed building with painted brick infilling, ground floor rebuilt in painted brick. Curved braces on first floor. Horsham slab roof. Casement windows. Brick chimney breast on north wall with portion built out to west of it. Two storeys. two windows.	High +3	Negligible 0	Not significant 3
8	Kingsfold Place	Grade 2 listed building	1026890	Large house of which the north-east corner is C17 timber-framed with red brick infilling. Horsham slab roof. Casement windows. Two storeys. Three windows. Large C19 additions to south and west.	High +3	Medium +2	Significant 5
9	Lipscombe Cottage	Grade 2 listed building	1026944	Small C17 timber-framed cottage with red brick infilling, now derelict. Tiled roof. Casement windows. Two storeys. One window.	High +3	Negligible 0	Not significant 3
10	Durford	Grade 2 listed building	1181432	C16 timber-framed house, altered and enlarged. Two storeys and attic. Three windows. The west front has some timbering exposed with plaster or brick infilling. The south or main front has been refaced with red brick and some weather-boarding. Gable at west end. Tiled roof. Casement windows. Porch and bay windows added. Modern addition of 2 window bays at north end. West wall has a brick chimney breast.	High +3	Negligible 0	Not significant 3
11	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
12	Geerings Cottage (1 -2 Dorking Road)	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
13	Nunnery Farmhouse	Grade 2 listed building	1193597	Small C16 timber-framed building with plaster infilling, ground floor rebuilt in red brick. South side tile-hung. Tiled roof. Casement windows. Coursed stone chimney breast at south end. Two storeys. Two windows. Later wing behind.	High +3	Negligible 0	Not significant 3
14	Barn south east of Nunnery Farm	Grade 2 listed building	1027072	C18. Faced with tarred weather-boarding on a stone base. Tiled roof.	High +3	Negligible 0	Not significant 3
15	Porters Farm	Grade 2 listed building	1354187	C17 or earlier timber-framed house with red brick infilling, ground floor of the south-west front rebuilt in brick and tile-hung above with bellcast between on brackets. Horsham slab roof. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3

16	Cox's Farm	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
17	Tickfold Farm	Grade 2 listed building	1354258	C16 or earlier timber-framed house with red brick infilling, east wall mostly rebuilt in brick. Roof of Horsham slabs on one side and tiles on the other. Gable at each end, ground floor underbuilt. Curved braces on first floor below the north gable. Casement windows. Two storeys. Three 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:

- Little Benhams – NHLE 1026941
- Howells – NHLE 1026943
- Friday Farm – NHLE 1026942
- Cripplegate Farm – NHLE 1026945
- Shiremark Farm – NHLE 1181329
- Kingsfold Place – NHLE 1026890.

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 heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Little Benhams – Grade 2 listed building (NHLE 1026941) - The significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling and its outbuildings have a legible historic and functional

relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Howells- Grade 2 listed building (NHLE 1026943) - The significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Friday Farm – Grade 2 listed building (NHLE 1026942) - The significance of the building relates to the historic fabric of the building. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Cripplegate Farm – Grade 2 listed building (NHLE 1026945) - The significance of the building relates to the historic fabric of the building, and its character as a small historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Shiremark Farm – Grade 2 listed building (NHLE 1181329) - The significance of the building relates to the historic fabric of the building, and its character as a historic dispersed farmstead. The dwelling and its outbuildings have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Kingsfold Place – Grade 2 listed building (NHLE 1026890) - The significance of the building relates to the historic fabric of the building, and its character as a large historic dispersed farmstead with associated parkscape. The dwelling and its outbuildings have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

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.

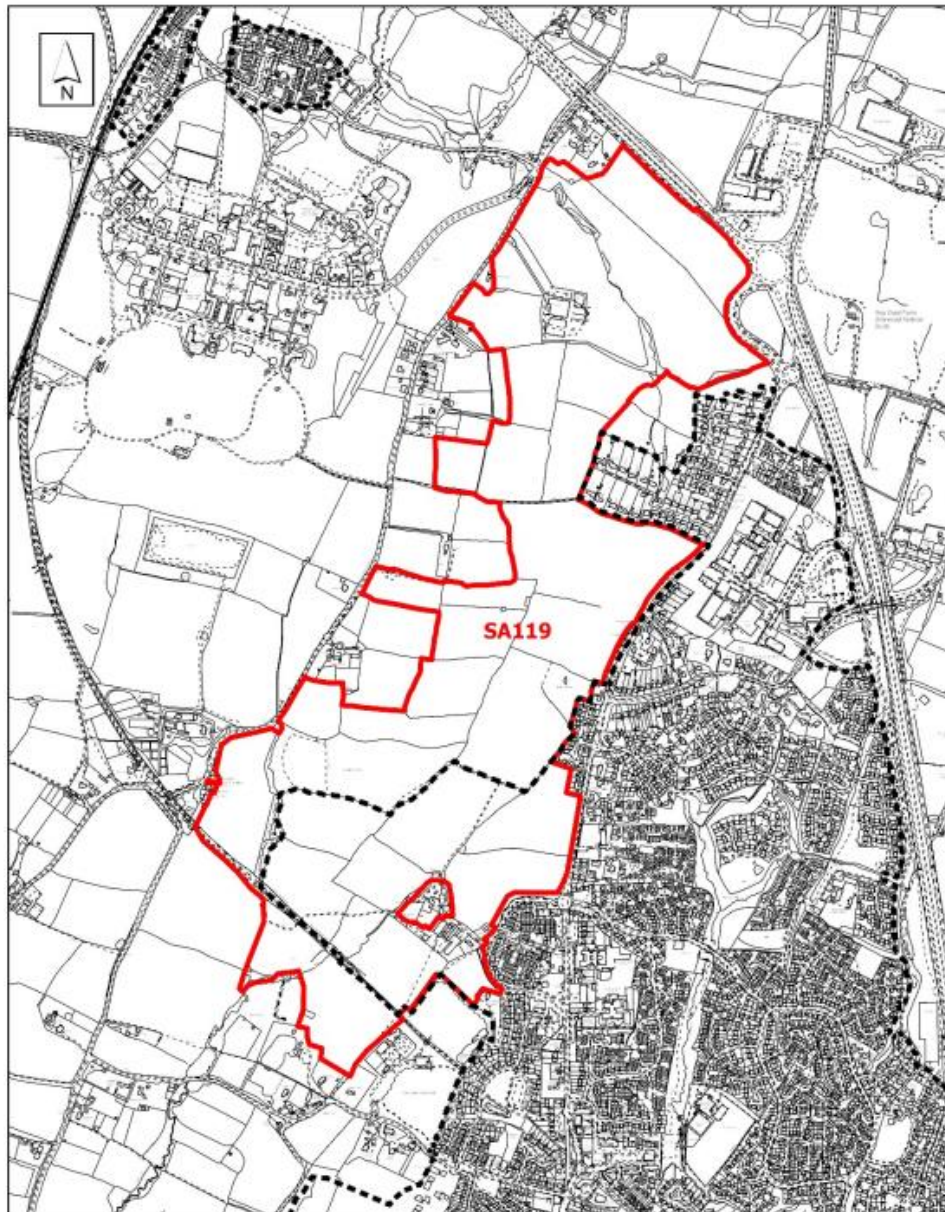
With regards to the listed buildings identified as being potentially subject to change and the conservation area as a minimum the following issues should be considered as part of any detailed site assesment to mitigate any harm to the significance of the identified assets;

- Integration of the new development with the existing village.
- Height of development and site lines/views.
- Consideration of the rural character of the area, which also forms a part of the significance of the setting of the listed buildings.
- The interaction between the elements of the scheme separated by the railway line.
- Impact of increased traffic on the A24.
- Care taken on boundaries adjoining the listed buildings as each gains a measure of their significance from their historic association or functional relationship with their rural surroundings.
- Creation of a sense of place using traditional materials and reflecting the scale of traditional dwellings.

Land North West of Southwater SA119

Land to the west of Southwater has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. The site is bordered to the north by the A24, the east part of Worthing Road and to the west by Two Mile Ash Road. The Downs Link runs through the southern section of the site. **Map 5** sets out the study area.

Map 5: Strategic site.



Horsham District Council Parkside, Chart Way, Horsham West Sussex RH12 1RL Barbara Childs, Director of Place		Local Plan Review 2023 Land North West of Southwater	
Reproduced by permission of Ordnance Survey map on behalf of HMSO. © Crown copyright and database rights (2023). Ordnance Survey Licence. AC0000820204		Reference No :	
Date: 15 November 2023	Scale : 1:12,000 at A4	Drawing No :	Revisions :

Topography and Geology

The site comprises arable and pasture land interspersed by hedgerows and larger areas of woodland.

The solid geology of the site as shown by the British Geological Survey is Horsham stone member sandstone, with areas of Weal Clay formation mudstone.

Overview

Archaeology

The Historic Landscape Characterisation Study (HCLS) identifies that the northern part of the development site relates to modern field amalgamation. However, a Mesolithic flint working site was identified north east of the site at Pilfords Farm. Pilfords Farm itself is associated with a medieval large historic farmstead.

To the east of Field End Cottage is an area of land associated with irregular piecemeal enclosure, and to the south east medieval to post medieval planned enclosure. Adjoining the development site within the wider study area are the locations of the historic farmsteads of Lananways Farm, Bodimans, Sayers Farm and New Barn historic outfarm.

To the south of New Road the HLCS indicates medieval piecemeal enclosure bisected by the Downs Link (former railway line).

Within the development site there are 0 archaeological sites and 1 archaeological notification area. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the study area (1 km of development site boundary) there are 33 grade 2 listed buildings, and 3 grade 2* listed buildings (Great House Farmhouse, Christs Hospital School, Christs Hospital Arts Centre and Music School) and 3 ANA's. The heritage assets are summarised in **Table 17**. The ANA's are listed in **Table 18**.

Table 17: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site	Number within the extended 1km boundary of site area (study boundary)
Scheduled Monuments	0	0
Listed Buildings	0	36
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	1	3
Non-designated heritage assets ³	1 - (Disused Railway (Downs Link) & Old Railway Bridges	19

Table 18: Archaeological Notification Areas

Area	Description	Category
1	Denne Park	Amber
2	Medieval Moated Site at Watlings Farm, Southwater	Amber
3 (extends from development site into wider study area)	Land to the West of Southwater	Amber

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.

³ Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. In the case of Southwater these assets were designated within the proposed Southwater Neighbourhood Plan.

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.

Within the proposed development site there are 0 listed buildings, with 38 listed buildings within the wider study area.

Heritage Assets and Potential Impacts

Table 19 sets out the assessment of the impact of the proposal on the listed buildings and identified as being sensitive to change. 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 in the view of the LPA. It may be 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	Great House Farmhouse	Grade 2* Listed Building	1286023	Farmhouse. Late C15/early C16 core, extensively rebuilt later C16 (fireplace bressumer dated 1575) and early to mid-C17, modified later C17 (bressumer dated 1677, stair dated 1678). Extended and modernised late C19 or early C20; refurbished later C20. Historically part of the Fletcher estate, now the Aubrey Fletcher Trust.	High +3	High +3	Significant 6
2	Christs Hospital School	Grade 2* Listed Building	1027034	Dining Hall and Water Tower to north, School to south, colonnaded wings to east and west (chapel in west wing) forming a quadrangle, and 8 H-shaped blocks (4 on each side of Dining Hall) at Christ's Hospital	High +3	Low +1	Potentially significant 4
3	Arts Centre and Music School Christs Hospital	Grade 2* Listed Building	1247243	Recital room, band room and rehearsal rooms; theatre with foyer and ancillary accommodation; library and nine classrooms. 1972-4 to the designs of Bill Howell of Howell, Killick, Partridge and Amis, assistants R J Murphy, N Catton, Di Haigh and R Barton; incorporating earlier band room and practice rooms of 1908 by Aston Webb. Structural engineers, Harris and Sutherland; theatre consultants, Theatre Projects, with the close collaboration of the Director of Drama, Duncan Noel-Paton.	High +3	Negligible 0	Not significant 3

4	Pond Farm House	Grade 2 listed building	1027041	Probably C17 building, restored and enlarged. Two storeys. Four windows. Now fronted with painted brick on ground floor and tile-hung above. Horsham slab roof. Modern casement windows.	High +3	Negligible 0	Not significant 3
5	Old Lodge	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	Medium +2	Significant 5
6	Griggs	Grade 2 listed building	1027032	C18 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
7	Butlers	Grade 2 listed building	1027030	C18 or earlier. Two storeys. Two windows. Coursed stone with red brick dressings and quoins. Hipped slate roof. Casement windows.	High +3	Negligible 0	Not significant 3
8	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	Medium +2	Significant 5
9	Fields End Cottage (Sluetts)	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	High +3	Significant 6
10	Lanaways Farm	Grade 2 listed building	1027036	Probably C17. Two storeys. Three windows. Plastered front. Tiled roof. Casement windows. C19 gabled porch.	High +3	High +3	Significant 6
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	High +3	High +3	Significant 6

				<p>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.</p> <p>A small, good-quality, timber-framed barn which retains its original character despite its conversion to a house.</p>			
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	High +3	Significant 6
13	Sayers Barn	Grade 2 listed building	1027038	C18. Faced with weather-boarding. Hipped tiled roof.	High +3	High +3	Significant 6
14	Sayers Farm	Grade 2 listed building	1027037	C18. Two storeys. Three windows. Ground floor red brick and grey headers, above faced with weather-boarding. Hipped roof of Horsham slabs. Casement windows.	High +3	High +3	Significant 6
15	Swains	Grade 2 listed building	1027064	C17 or earlier timber-framed building with plaster and some red brick infilling, north end close-studded on first floor with gable over, ground floor rebuilt in red brick. Tiled roof. Casement windows. Two storeys and attic in gable. Four windows.	High +3	High +3	Significant 6
16	Southwater House	Grade 2 listed building	1409948	Former vicarage, 1854, designed by Joseph Clarke in the Gothic style	High +3	High +3	Significant 6
17	Vicarage Cottage	Grade 2 listed building	1027059	C17 timber-framed cottage, very much restored and enlarged. Two storeys. Four windows. Modern red brick infilling. Tiled roof. Modern casement windows. Modern gabled projection in centre. One old bay window projecting on brackets to east of this. Chimney breast on east wall faced with roughcast. Modern addition at west end.	High +3	High +3	Significant 6
18	Holy Innocents Church	Grade 2 listed building	1259780	Church. Built in 1848-9, architect W Harrison, with vestry of 1909. Built of Forest sandstone and Horsham stone rubble with ashlar dressings and tiled roof and wood and shingled bellcote. Decorated style. Nave and north aisle, north and south transepts and south porch. Nave has 2 traceried windows, one double and one triple trefoiled window. Gabled south porch with kneelers, scissorbrace roof and 2 stained glass lancet windows. North aisle has 3 double trefoiled windows. West window has 2 cinquefoil-headed lights with quatrefoil above.	High +3	High +3	Significant 6

				Bellcote at west end is wooden with trefoliated bell chamber with latticed screen and shingled spire surmounted by metal windvane. Gabled transepts. East window has 3 cinquefoil-headed lights and reticulated tracery. Interior has 3 bay arcade with octagonal columns and nave and north aisle have arch-braced roofs. C19 pews and 1880 organ from Worth Abbey. South and east walls have C 19 stained glass. North aisle has 6 stained glass windows of 1986 depicting the history of Christ's Hospital by Harold Thompson.			
19	Wellers Farm, Southwater Street	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 outshut.	High +3	Negligible 0	Not significant 3
20	Nyes Cottage, Southwater Street	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
21	Newfoundout East, Reeds Lane	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	High +3	Negligible 0	Not significant 3

				<p>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 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.</p> <p>A substantially intact timberframed mid C17 three bay lobby entrance house of two storeys and attics with original outshot.</p>			
22	Sawyersland Farm, Tower Hill	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
23	Parthings Farm, Tower Hill	Grade 2 listed building	1027029	L-shaped house. South wing C15 timber-framed building with close-studding and first floor oversailing on bressumer and brackets. Brick and plaster infilling on ground floor, roughcast above. Horsham slab roof. Brick chimney stack. Casement windows. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3

24	Kings Farm, Coltstaple Lane	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
25	Denne Park House, Worthing Road	Grade 2 listed building	1286163	The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.	High +3	Negligible 0	Not significant 3
26	Easteds Farm, Easteds Lane	Grade 2 listed building	1027070	C16 timber-framed building with red brick infilling, refronted on south side with weather-boarding on a brick base. Eaves cornice. Hipped roof of Horsham slabs with pentice on north. Casement windows.	High +3	Negligible 0	Not significant 3
27	The Cock Inn, Worthing Road	Grade 2 listed building	1027042	The back or west wing is C16 timber-framed building, partly patched with weather-boarding and brick. The front or east wing is C18. Two storeys. Three windows. Mostly faced with weather-boarding but with some painted brick on ground floor. Three gables. Tiled roof. Outer window bays project. Glazing bars intact.	High +3	Negligible 0	Not significant 3
28	Lawsons Farm, Two Mile Ash Road	Grade 2 listed building	1193693	Small L-shaped probably C17 house. Two storeys. Two window. Ground floor red brick and grey headers. Above roughcast on east front, tile-hung on south. Gable end to each wing. Horsham slab roof. Brick chimney stack. Casement windows.	High +3	Negligible 0	Not significant 3
29	Little Stammerham Farm, Two Mile Ash Road	Grade 2 listed building	1354172	L-shaped building. The back is C17 or earlier timber-framed with plaster infilling, ground floor rebuilt in red brick and grey leaders. Front early C19. Brown and red brick. Modillion eaves cornice. Hipped roof of Horsham slabs. Glazing bars missing.	High +3	Negligible 0	Not significant 3
30	Marlpost Farm, Marlpost Road	Grade 2 listed building	1193394	C17 or earlier timber-framed building with plaster infilling, refronted with weather-boarding on ground floor and tile-hung above with a slight bellcast between. Horsham slab roof. Casement windows. Gabled porch. Massive stepped chimney breast of brick and stone rubble at south end. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3

31	Blakes Farmhouse, Southwater Street	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
32	Gate Cottage, Worthing Road	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
33	Jasmine Cottage, Wheelwright House, Worthing Road	Grade 2 listed building	1193754	One building. C17. Two storeys. Four windows. Faced with weather-boarding on a red brick base. Hipped slate roof. Casement windows. Modern porches with sloping tiled roofs.	High +3	Negligible 0	Not significant 3
34	Marlpost Farm, Marlpost Road	Grade 2 listed building	1193394	C17 or earlier timber-framed building with plaster infilling, refronted with weather-boarding on ground floor and tile-hung above with a slight bellcast between. Horsham slab roof. Casement windows. Gabled porch. Massive stepped chimney breast of brick and stone rubble at south end. Two storeys. Three windows.	High +3	Negligible 0	Not significant 3
35	College Farm, Southwater	Grade 2 listed building	1354174	<p>MATERIALS: timber-framed, some replacement in brick. Ground floor clad in red and brown brick, largely in Flemish bond, and painted on the south and east elevations; upper floor clad in painted weather boarding replaced later C20; stone and brick plinth. Brick stack, plain tile roofs.</p> <p>PLAN: main range, two-storeys with fully accessible attics, in three bays aligned roughly north-south, the southern bay later extended southwards. Large internal stack, with cruxiform flues, between the southern and central bays. Single-storey outshut to west, contemporary with the house or added shortly afterwards and under a deep catslide roof. Early C17, two-storey, two-bay extension to the west. C19 single-storey brick extension to the north.</p> <p>EXTERIOR: the main range has a shallow half-hipped roof to the north and an extended, hipped roof with a small gablet to the south. Catslide roof over the outshut to the west; pitched, side purlin roof to the north-west</p>	High +3	Negligible 0	Not significant 3

			<p>extension. The entrance, through the outshut, has a later-C20 door. Inserted, glazed door in the east elevation. Later C20 two- and three-light timber casements on both floors and inserted flat-roofed dormer casement in the outshut. Original window opening in the north gable wall of the attic replaced by a small C20 casement below protruding eaves. Cruciform brick stack of narrow red/brown brick.</p> <p>INTERIOR: exposed timber frame and internal partitions throughout most of the house. The main range has a robust timber frame, where the principal posts have jewelled heads. The masonry plinth and formerly external timber frame of the original outer west wall, in small panelling with a mid-rail, is now internal. Slighter scantling north-south internal partition on a timber cill. On both floors, stop chamfered axial ceiling beams have chamfers ranging from 1 1/2 inch to 2 inch in depth; joists, where exposed, are generally unchamfered, some are replaced. Double stopped girding beam to the first floor northern bay. On both floors, some components of the frame in the bays to the north of the stack are numbered and are inscribed in what are considered to be apotropaic marks. Partially blocked small ground-floor fireplace opening to the north face of the stack beneath a chamfered timber bressumer. The southern ground-floor room has a large open fireplace with restored brick jambs, a Horsham stone hearth and a reset chamfered bressumer. The bressumer has been inscribed 1677 AD at a later date and may relate to an earlier inscription or episode of work on the building. The axial ceiling beam has a 2 inch chamfer with a stepped stop. First-floor chambers above were also heated, the bressumer to the former fireplace in the central room is exposed. Original stair to the first floor has been removed, but where it is in situ, from first floor to attic to the west of the stack, it has a carved newel with a chamfered finial.</p> <p>Throughout the house there are wide plank doors, each of three boards, with strap hinges in plain pegged architraves. A plank door to the attic has a nailed iron latch with a cocks-head plate and a strap hinge.</p>			
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				<p>The western two-storey extension has an axial chamfered beam with lambs tongue stops to the ground-floor room. Exposed frame in the room above suggests a substantial first-floor chamber but with no visible evidence of it being heated.</p> <p>Within the roof space, north, south and west gable walls are infilled in wattle and daub. The main roof is in three bays with a single row of clasped side purlins and no ridge piece.</p> <p>Dropped tie beams to the principal trusses, a device whereby the tie beam, and therefore the attic floor, is set below eaves height to provide greater height from floor to ridge, but in this case the roof is also constructed with upper collars and ties. The western extension has a side purlin roof.</p>			
36	Barn, Christs Hospital	Grade 2 listed building	1096059	<p>Barn, later adapted to granary/mill usage. Late C16 or early C17 with some late C19 modifications. Timberframed structure of five bays with pebbledashed infill to upper part and with brown brick cladding to lower part, mainly in Sussex bond but with base in English bond. Gabled tiled roof with weatherboarded north gable. EXTERIOR: East side has visible midrail, box frame above and pattern of curved tension braces. The lower part of upright posts is visible either side of the central bay externally. Central bay was originally the cart entrance so the frame is C19 of thin scantling. Five small C19 casement windows with leaded lights inserted near the top of the wallplate. Below the midrail are two larger C19 casements, one sliding, one pivoting, an entrance with plank door and two large late C19 sliding industrial doors. North side has two tension braces, one ogee-shaped, and an original mullioned opening. South and west sides not visible externally because of late C19 granary/mill complex built adjoining. INTERIOR: All upright posts survive internally and all tension braces above midrail. Roof has three angled queenstruts and one queenpost. Complete set of pegged rafters without ridgepiece. C19 inserted floor has metal joists and is supported on cast iron columns. First floor has C19 wooden partition. HISTORY: Shown on 1875 OS map as a detached structure. The alterations are probably late C19.</p>	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;

- Great House Farmhouse – NHLE 1286023
- East Lodge and Gateway – NHLE 1462525
- Fields End Cottage – NHLE 1027035
- Lanaways Farm – NHLE 1027036
- Lanaways Barn – NHLE 1119726
- Bodimans – NHLE 1354171
- Sayers Barn – NHLE 1027038
- Sayers Farm – 1027037
- Swains – NHLE 1027064
- Southwater House – NHLE 1409948
- Vicarage Cottage – NHLE 1027059
- Holy Innocents Church – NHLE 1259780
- Christs Hospital School – NHLE 1027034
- Old Lodge – NHLE 1027033

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.

Non-designated heritage assets

The Southwater Neighbourhood Plan (2019 – 2031) has sought to designate heritage assets within the Neighbourhood Plan Area. The Inspector’s report into the Neighbourhood Plan was published in May 2020, and within the report the Inspector concludes that he is *“satisfied that a consistent approach has been undertaken to identify those buildings and structures that are most appropriate for inclusion in the policy, following a methodology based on advice from Historic England.”*⁴ It is therefore considered due to the progress of

⁴ https://www.horsham.gov.uk/_data/assets/pdf_file/0004/84739/Southwater-Neighbourhood-Plan-Final-Report-15-May-2020.pdf p.22 accessed 19.08.2020

the Neighbourhood Plan that the assets identified should be considered as non-designated heritage assets.

The assets within the study area are;

- Bax Castle Pub, Two Mile Ash
- Christ's Hospital Station Goods Shed
- Disused Railway (Downs Link) & Old Railway Bridges
- Elm Cottage, Worthing Road
- Iggy the Dinosaur, Lintot Square
- Old Brick Yard Gates, Lintot Square
- Denne Parkland
- Old Post Office, Worthing Road
- Old School House, Worthing Road
- Pump Cottage, Worthing Road
- Roman Bridge, Pond Farm Ghyll
- Southwater Village Signs (various locations)
- Edwardian Railway Cottages, Station Road Southwater
- War Memorial, Lintot Square
- Ye Olde Barn, Worthing Road
- Hen and Chicken Pub
- Station Cottages at Christs Hospital Station
- Southwater Village Hall
- Calcot, Worthing Road
- Easteds Barn, Easteds Lane.

The non-designated heritage assets considered to be within the immediate context and zone of visual influence of the site are The Bax Castle, Pump Cottage and the disused railway (Downs Link) and old railway bridges.

Assessment of identified designated heritage assets

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Great House Farmhouse – Grade 2* listed building (NHLE 1286023) - * Architectural interest: accumulated evidence of a high status building of unusual plan and high quality construction, fixtures and fittings, which provide a dated sequence for this important period of domestic building in England; * Construction: drop tie beam roof, a fully-resolved example of a local sequence of roof types; * Intactness: of particular note: two set of stairs, one dated, both rising from ground floor to attic; moulded oriel window; * Other fixtures and fittings: fully panelled room, complete with door and door furniture; dated moulded chimneybreast; C16 to C19 doors, doorcases and fittings; * Historic interest: the most important domestic building in the area, built on a medieval site associated with Sele Priory, bounded by moats or ponds, and set within a relict medieval landscape; associated C18 to early C20 farm buildings. The building has a clear functional and legible relationship with the historic landscape which contributes to the appreciation and significance of the heritage asset.

East Lodge and Gateway – Grade 2 listed building (NHLE 1462525) – The building is considered to have architectural interest as the accomplished work of the distinguished architects Sir Aston Webb and Edward Ingress Bell. It also has historical interest reflecting the movement of Christs Hospital from the City of London with the gateway being reinstalled from the school's original site.

Fields End Cottage – Grade 2 listed building (NHLE 1027035) - The significance of the building relates to the historic fabric of the building, and its character as a small historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Lanaways Farm - Grade 2 listed building (NHLE 1027036) - The significance of the building relates to the historic fabric of the building, and its character as a large historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Lanaways Barn – Grade 2 listed building (NHLE 1119726) - The significance of the building relates to the historic fabric of the building, and its character as part of a large historic dispersed farmstead in association with Lanaways Farm. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms

part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Bodimans – Grade 2 listed building (NHLE 1354171) - The significance of the building relates to the historic fabric of the building, and its character as a historic farmhouse. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Sayers Barn (NHLE 1027038) and **Sayers Farm** (NHLE 1027037) - The significance of the buildings relates to the historic fabric of the buildings, and its character as a historic large farmhouse and associated barn. The properties are likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of their setting, and this contributes to the appreciation and significance of the heritage assets.

Swains – Grade 2 listed building – (NHLE 1027064) - The significance of the building relates to the historic fabric of the building, and its character as a small historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Southwater House – Grade 2 listed building (NHLE 1409948) – The listed building is the former vicarage which was designed in the Gothic style designed by Joseph Clarke. It is considered that the significance of the building relates to its architectural interest in terms of its form, design and use of good quality materials. The listed building provides evidence of religious accommodation in a rural community which is virtually unaltered externally and internally including the attached stable courtyard and boundary walls.

Vicarage Cottage – Grade 2 listed building (NHLE 1027059) - The significance of the building relates to the historic fabric of the building. It may be that the cottage did not have a functional relationship with the land, but it would be suggested that overtime the perception of the heritage asset as a rural cottage is understood by its setting with the open fields behind.

Holy Innocents Church – Grade 2 listed building (NHLE 1259780) - The significance of the building relates to the historic fabric of the building, and its character as a church on the settlement edge. The buildings' location set away from the centre of the village in a rural

setting enables an appreciation of peace and tranquillity which contributes to the significance of the heritage asset.

Christ's Hospital School – Grade 2* listed building (NHLE 1027034)- The listed buildings have architectural and historic interest due to the quality and design of the buildings as well as through their association with the original school in London. The water tower forms a landmark within the locality with the buildings providing a formal space that is appreciated from the surrounding rural landscape which contributes to its significance.

Old Lodge – Grade 2 listed building (NHLE 1027033) – The Old Lodge has architectural and historic interest through its design and quality of its historic fabric.

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;

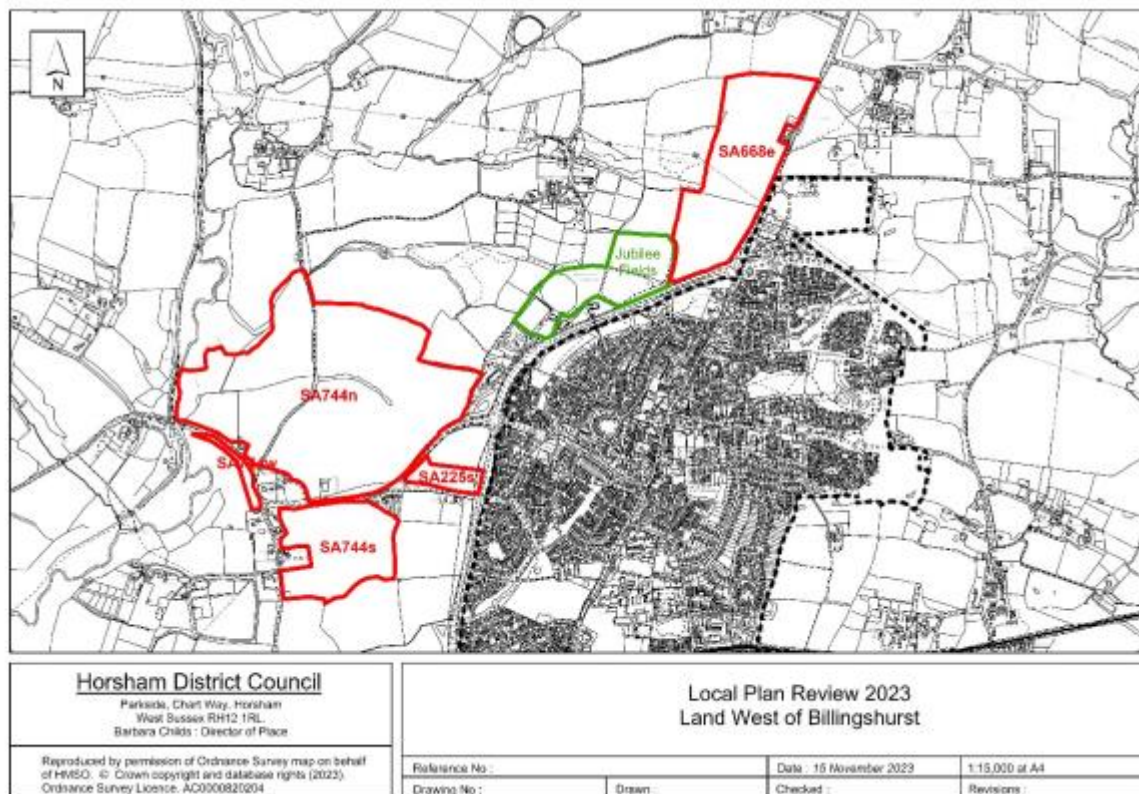
- Development should respond to and reflect local character.
- The significance of Great House Farm is attributed to by its rural/agricultural association with the surrounding fields– therefore development should be set away from the house, with sensitive consideration for boundaries, with limited formal interventions.

- Height of development and site lines/views particularly to the church, South Downs and Sharpenhurst.
- The interaction between the existing settlement and the proposed development
- Impact of increased traffic on the Worthing Road
- Consideration needs to be given to the cumulative impact of development on the overall landscape and historic character of the locality
- Retaining a sense of the rural character of the area and “green” routes within the development.
- Care taken on boundaries adjoining the listed buildings as each gains a measure of their significance from their historic association or functional relationship with their rural surroundings.

Land west of Billingshurst SA744 / SA668 / SA225 (Newbridge Park)

Land to the west of Billingshurst has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 6** sets out the study area.

Map 6: Strategic site.



Topography and Geology

The site comprises primarily pasture and arable land interspersed with hedgerows. The landscape is gently rising to the north of the site.

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation sandstone to the southern section, with mudstone to the north and areas of clay, silt and gravel close to the River Arun which is located close to the western boundary of the site.

Overview

Archaeology

The Historic Landscape Character Survey identifies that the land within the north east of the development site relates to post medieval to modern field amalgamation, with the north western area also representing modern field amalgamation up to the Second World War. To the south western part of the site are medieval irregular enclosures. The land to the south of the A272 relates to medieval assarts.

Within the development site is the site of a historic outfarm to the north of the A272 which appears on the 1875/6 (published 1879) OS. Adjoining the site within the study area is the location of Hole Farm historic farmstead, Newbridge Farm historic farmstead, a historic outfarm to the south east of Newbridge Farm, Bridgewater historic farmstead, and Rowner Farm historic farmstead. To the west of the site is the Wey and Arun Canal and a location of lime kilns and the Newbridge Wharf. During work to the Billingshurst By-Pass a pit and hearth were identified, as well as saxon/norman pits. A Palaeolithic and Neolithic axe were found to the north of the site close to and at Rowner Farm. It is possible that land within or adjoining the site is the location of the medieval new town of Newbridge. To the west of the Billingshurst Bypass Roundabout is a possible Bronze Age site.

Within the development site there is one archaeological site in the area surrounding New Bridge to the south west of the development site. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the study area (1 km of development site boundary) there are 49 listed buildings, and the Billingshurst Conservation Area. The heritage assets are summarised in **Table 20**. There are 6 ANA's within the wider study area as shown in **Table 21**.

Table 20: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	0
Listed Buildings	0	49
Conservation Areas	0	1 – Billingshurst Conservation Area
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	1 (site extends beyond development site)	5
Archaeological Notification Areas	0	6

Table 21: Archaeological Notification Areas

Area	Description	Category
1	Mesolithic Occupation and Flint Working Site, Billingshurst	Amber
2	The Parish Church of St Mary, Billingshurst	Red
3	Multi-Period Site to the East of Billingshurst	Amber
4	Billingshurst Historic Core	Amber
5	Tanners Farm Medieval Historic Farmstead, Billingshurst	Amber
6	Steele Farm 18th Century Historic Farmstead, Billingshurst	Amber

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 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.

There are no listed buildings within the development site. However within the wider study area there are 49 listed buildings. One building within the wider study area is listed grade 2* (Ye Olde Six Bells). One building is listed as grade 1 (St Marys Parish Church). The wider study area encompasses the Billingshurst Conservation Area. The conservation area is currently shown as being at risk in Historic England's Heritage at Risk Register 2023. 8 grade 2 listed buildings are considered to be sensitive to change⁵.

Heritage Assets and Potential Impacts

Table 22 sets out the assessment of the impact of the proposal on each listed building identified as being sensitive to change. 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 in the view of the LPA. It may be

⁵It is acknowledged that development may have an effect on other heritage assets through the wider impacts of development such as increased traffic, and changes to their wider environment. Those suggested as being more sensitive are those assets whose location may make them more vulnerable to changes to their significance through planned development.

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

Table 22: Listed Buildings 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	Lime Burners Arms, Public House, Lording's Road	Grade 2 listed building	1356651	C17 or earlier timber-framed building, refaced on ground floor with painted brick and above with tile-hanging, with bellcast between, south end wholly painted brick. Tiled roof. Casement windows. Chimney breast on north wall. Two storeys. Five windows.	High +3	High +3	Significant 6
2	Diggles (1 and 2) Newbridge Road	Grade 2 listed building	1354125	Formerly 2 cottages, C18 or earlier. Two storeys. Five windows. Ground floor red brick, above tile-hung. Tiled roof. Casement windows.	High +3	High +3	Significant 6
3	Newbridge Cottage	Grade 2 listed building	1192793	C16 timber-framed cottage with plaster infilling, ground floor rebuilt in painted brick. Half-hipped roof of Horsham slabs. Casement windows. Gabled porch. Two storeys. Two windows.	High +3	High +3	Significant 6
4	Newbridge Farmhouse	Grade 2 listed building	1027102	Early C19. Two storeys. Three windows. Red brick. Eaves cornice. Hipped slate roof. Glazing bars intact. Doorway with pilasters, pediment, semi-circular fanlight and door of 6 fielded panels.	High +3	High +3	Significant 6
5	Hole Cottage	Grade 2 listed building	1027101	Small C16 timber-framed building with plaster infilling and curved braces on first floor. Steeply-pitched tiled roof. Casement windows. Two storeys. Two windows.	High +3	High +3	Significant 6
6	New Bridge	Grade 2 – road bridge Chichester District	1227432	Road bridge. The main structure over the river Arun dates from 1839. Red brick. Three round-headed arches with blunt cutwater between them and parapet over with stone coping curved out at each end to square brick piers. But beneath this bridge are the narrower stone arches, two round-headed and one pointed, of the older bridge, probably dating from circa 1500, two of which arches were rebuilt about 1700. The smaller red brick bridge to the west over the Wey and Arun Canal dates from 1815-8.	High +3	High +3	Significant 6

7	Rowner, Okehurst Road	Grade 2 listed building	1027106	Formerly a larger building, part of which has been demolished and replaced by a modern wing. The original portion remaining is possibly C17, refaced with red brick and stone rubble. Tiled roof. Casement windows. Modern wing added to west. Two storeys and attics. Five windows.	High +3	Low +1	Potentially significant 4
8	Gatefield Cottage, Okehurst Road	Grade 2 listed building	1354128	North end probably C17. South end a later addition. Two storeys. Five windows. Mostly faced with painted brick, but the centre of the first floor tile-hung. Tiled roof. Casement windows. Brick chimney breast on south wall.	High +3	Low +1	Potentially significant 4

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

- Lime Burners – NHLE 1356651
- Diggles 1 and 2 Newbridge Road – NHLE 1354125
- Newbridge Cottage – NHLE 1192793
- Newbridge Farmhouse – NHLE 1027102
- Hole Cottage – NHLE 1027101
- New Bridge – NHLE 1227432
- Rowner – NHLE 1027106
- Gatefield – NHLE 1354128

It is suggested that the remaining listed buildings 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.

High Level Assessment of designated heritage assets

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Lime Burners – Grade 2 listed building (NHLE 1356651). The Limeburners is likely to have been a row of cottages which have been assimilated into a single building. The significance

of the building relates to its historic fabric, and its character as a rural brewing house as well as its association with the wider landscape in terms of the Wey and Arun Canal, its limekilns and wharfs.

Diggles 1 and 2 Newbridge Road - Grade 2 listed building (NHLE 1354125). The significance of the listed building relates to the historic fabric of the building, and its character as a rural workers dwelling. It may be that the cottage did not have a functional relationship with the land, but it would be suggested that overtime the perception of the heritage asset as a rural cottage is understood by its setting with the open fields behind.

Newbridge Cottage – Grade 2 listed building (NHLE 1192793). The significance of the listed building relates to the historic fabric of the building, and its character as a rural workers dwelling. It may be that the cottage did not have a functional relationship with the land, but it would be suggested that overtime the perception of the heritage asset as a rural cottage is understood by its setting with the open fields behind.

Newbridge Farmhouse – Grade 2 listed building (NHLE 1027102). 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.

Hole Cottage – Grade 2 listed building (NHLE 1027101) 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.

New Bridge – Grade 2 listed building (NHLE 1227432). The main structure over the river Arun dates from 1839. Red brick. Three round-headed arches with blunt cutwater between them and parapet over with stone coping curved out at each end to square brick piers. But beneath this bridge are the narrower stone arches, two round-headed and one pointed, of the older bridge, probably dating from circa 1500, two of which arches were rebuilt about 1700. The smaller red brick bridge to the west over the Wey and Arun Canal dates from 1815-8. The bridge has a legible historic and functional relationship with the surrounding landscape most notably the river.

Rowner – Grade 2 listed building (NHLE 1027106).) 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.

Gatefield – Grade 2 listed building (NHLE 1354128). The significance of the listed building relates to the historic fabric of the building, and its character as a rural workers dwelling. It may be that the cottage did not have a functional relationship with the land, but it would be suggested that overtime the perception of the heritage asset as a rural cottage is understood by its setting with the open fields behind.

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.

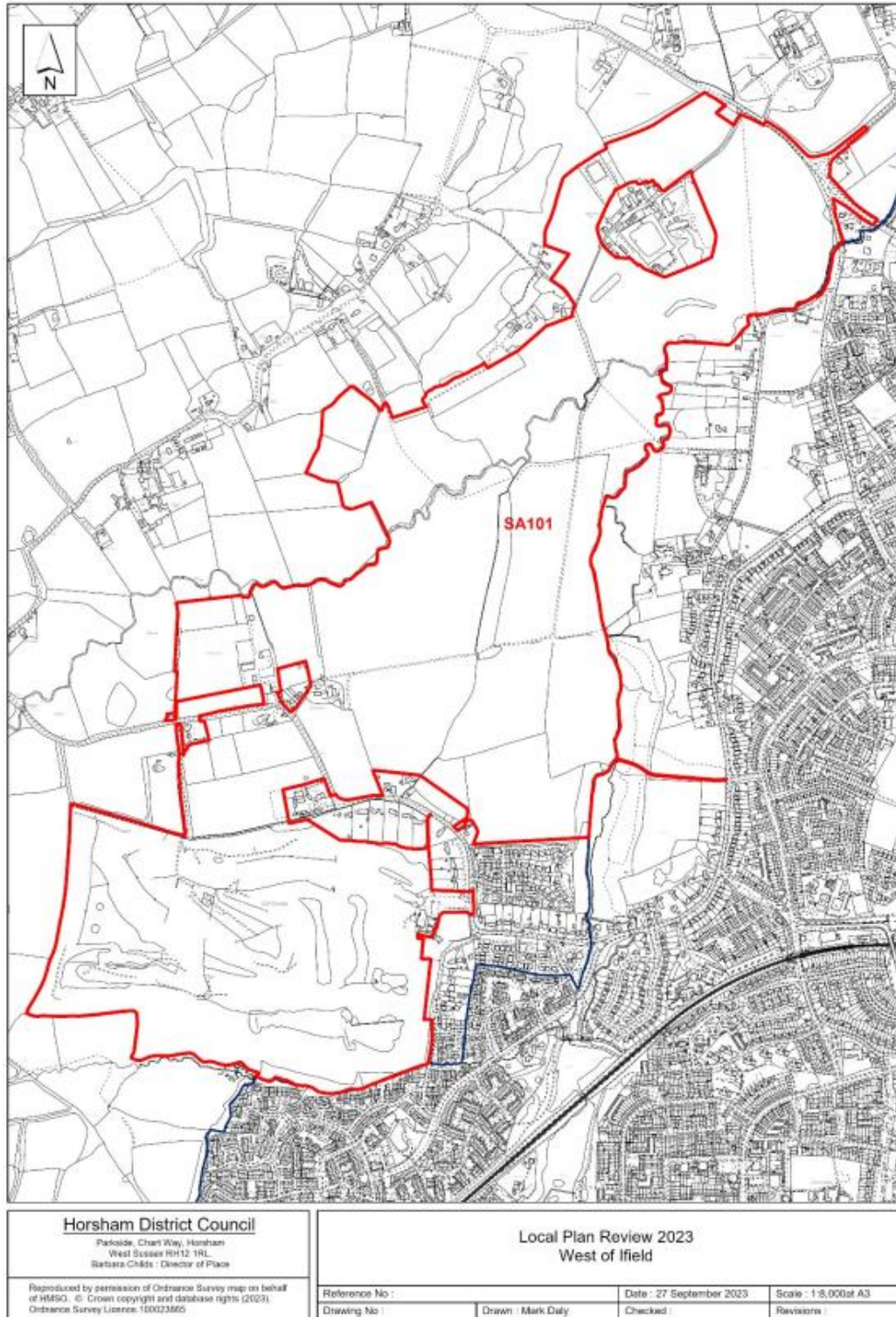
With regards to the listed buildings identified as being potentially subject to change and the conservation area as a minimum the following issues should be considered as part of any detailed site assesment to mitigate any harm to the significance of the identified assets;

- Quantum of development – retention of rural character around the listed buildings.
- Height of development and site lines/views – including views of the church tower.
- Consideration of the rural character of the area (particularly Rowner Road, Lordings Road), which also forms part of the significance of the setting of the listed buildings.
- The interaction between the existing settlement and the proposed development, particulalry due to the hard boundary of the Billingshurst By-pass.
- Impact of increased traffic on the A272 on the historic bridge and listed buildings.
- Consideration given to the cumulative impact of development on the overall landscape and historic character of the locality.

Land west of Ifield SA101

Land to the west of Crawley has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. **Map 7** sets out the study area.

Map 7: Strategic site.



Geology

The solid geology of the site as shown by the British Geological Survey is Weald Clay Formation clay-ironstone in the northern part of the site with Weald Clay Formation mudstone to the southern areas of the proposed development site.

Overview (a constraint of this site is that the study area encompasses land within Crawley Borough Council)

Archaeology

The Historic Landscape Character Survey identifies that the land in the northern part of the site is informal parkland with post medieval to modern field amalgamations to the southern part of the development site. The land to the eastern boundary of the site is characterised as medieval piecemeal enclosure.

A number of archaeological finds and features have been identified across the site. Ifield Court is a mediaeval moated site, whilst there is evidence of a medieval hamlet on land close to the Parish Church of St Mary.

Within the development site there are no archaeological sites but 2 ANA's. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites. Within the study area (1 km of development site boundary) there are 4 archaeological sites, 9 ANA's, 13 listed buildings (within the HDC boundary), and a scheduled ancient monument. The scheduled monument at Ifield Court would adjoin the development site. The heritage assets are summarised in **Table 23**.

The two ANA's as identified in **Table 24** that are located within the development site relate to the iron ore industry, and the mediaeval moated site, and the land close to the St Marys Church.

Table 23: Number of heritage assets within the development site and extended study area.

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	1 – Medieval moated site at Ifield Court
Listed Buildings	0	13 – within HDC boundary
Conservation Areas	0	0 – within HDC boundary
Registered Battlefields	0	0
Registered Park and Gardens	0	0
Wreck sites	0	0
Archaeological Sites	0	4
Archaeological Notification Areas	2	9

Table 24: Archaeological Notification Areas

Area – within development site	Description	Category
1 – extends into 1km buffer	Iron Ore Industry and Medieval Moated Site, Rusper	Red
2 – extends into 1km buffer	The Church of St Margaret, Ifield, Crawley	Red
Within 1 km buffer		
3	Post-Medieval Iron Industry Area, Rusper and Colgate	Amber
4	Post-Medieval Iron Industry Area, Rusper and Colgate	Amber
5	St Leonards Forest and Surrounding Area Multi-Period Industrial Activity, Colgate	Red
6	Ifield Medieval Forge, Ifield, Crawley	Red
7	Parkhouse Farm Medieval Moated Site, Crawley	Red
8	Mine Pits to the West of Gatwick Airport, Crawley	Red
9	Lower Prestwood Medieval to 18th century Farmstead, Rusper	Amber

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 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.

There are no listed buildings within the development site however within the wider study area there are 13 listed buildings within the Horsham District Council boundary. 12 of these buildings are listed as grade 2. 1 building is listed as grade 2* (Holmbush House, Tower Road). 12 grade 2, and 1 grade 2* listed buildings are considered to be sensitive to change⁶.

It is suggested that the proposed development would impact on the significance of:

- 12 grade 2 listed buildings
- 1 grade 2* listed building.

Table 25 sets out the assessment of the impact of the proposal on the listed buildings identified as being sensitive to change. 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 in the view of the LPA. It may be that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

⁶ It is acknowledged that development may have an effect on other heritage assets through the wider impacts of development such as increased traffic, and changes to their wider environment. Those suggested as being more sensitive are those assets whose location may make them more vulnerable to changes to their significance through planned development.

Table 25 Listed Buildings identified as being sensitive to change within HDC boundary.

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	Pockneys Farm	Grade 2 listed building	1026984	C17. Two storeys. Four windows. Ground floor red brick, above hung with pointed tiles. Tiled roof. Casement windows.	High +3	Low +1	Potentially significant 4
2	Holmbush House	Grade 2* listed building	1193998	Built in 1823 for Thomas Broadwood. Architect Francis Edwards, but Broadwood is said to have designed the plan of the house. Large castellated mansion. Ashlar. Two storeys. Castellated parapet. The main front faces south-east and has 14 windows. It consists of 2 sections of different heights. The main portion has 7 windows, of which the 3 centre ones project. Octagonal turrets at the angles with loop lights. The remainder to the west, also of 7 windows has a lower elevation. Sash windows with dripstones over, the glazing bars intact in the eastern half of the front. Doorway with pilasters, pediment, semi-circular fanlight and recessed door of 6 fielded panels. Entrance or north-west front 16 windows. Tower of 3 storeys with octagonal turret at north end. Lower octagonal turret towards the centre. Classical porch with pediment. Recessed section without castellation towards south end and projection beyond it. Good example of a castellated mansion.	High +3	Negligible 0	Not significant 3
3	Red Gables	Grade 2 listed building	1354208	C17 or earlier timber-framed building with red brick infilling, now partly tile-hung, altered and enlarged. Tiled roof. Modern additions to north and south. Two storeys. Six windows.	High +3	Negligible 0	Not significant 3
4	Oak Lodge	Grade 2 listed building	1180389	Original portion C18. Two storeys. Two windows. Faced with weather-boarding. Tiled roof. Casement windows. Later addition to west.	High +3	Low +1	Potentially significant 4
5	Stumbleholm Farm (cattleshed)	Grade 2 listed building	1240237	Also called locally the Hovel. C17 timber-framed building of one storey with open front with wooden columns, the back wall faced with weather-boarding. Hipped tiled roof with queen-posts and braces inside.	High +3	Negligible 0	Not significant 3
6	Stumbleholm Farm (Granary)	Grade 2 listed building	1240236	Probably C18. Timber-framed building of 3 open bays on ground floor and faced with weather-boarding above. Hipped tiled roof. The first floor is ceiled below roof level	High +3	Negligible 0	Not significant 3

7	Stumbleholm Farm (Garden Gate, overthrow and side railings)	Grade 2 listed building	1240234	This gate was brought to this site in the 1930s from Normand House, Lilly Road, Fulham, where it adjoined and had given entrance to a former plague-pit which was used for the burial of the dead at the time of the great plague in 1665. C18 wrought iron gate of ornamental character with matching side-pieces and overthrow, set in piers of modern red brick with stone ball caps.	High +3	Negligible 0	Not significant 3
8	Stumbleholm Farm (Barn to north of farmhouse)	Grade 2 listed building	1240235	Probably C1?. Timber framed building, faced with weather-boarding. Hipped tiled roof with queen-posts and braces inside.	High +3	Negligible 0	Not significant 3
9	Bonwyks	Grade 2 listed building	1240231	Large mid C17 house, restored and enlarged. The original portion faces south and is T-shaped: Three storeys. Five windows. Red brick. Three gables facing south, 2 facing north. Casement windows. The central projection contains a very fine stair case of about 1650. The ground floor to the west of this has been built out. C19 wing of 2 storeys to the north-west.	High +3	Negligible 0	Not significant 3
10	Carylls Lea	Grade 2 listed building	1194829	Probably C17 timber-framed building with the timbering and painted brick infilling exposed at the back but refronted with red brick on ground floor and tile-hung above. Tiled roof. Modern casement windows. Ashlar chimney breast at west end. Two storeys. Four windows.	High +3	Negligible 0	Not significant 3
11	Naldretts Farmhouse	Grade 2 listed building	1180381	L-shaped building. West wing is a very small C17 timber-framed building with painted brick infilling. Horsham slab roof. Casement windows. Two storeys. Two windows. Mid C19 wing to east.	High +3	Negligible 0	Not significant 3
12	Old Pound Cottage	Grade 2 listed building	1067613	C17 or earlier timber-framed cottage with red brick infilling, mostly refaced with brick on ground floor and pointed tiles above, with a slight bellcast between. Tiled roof. Casement windows. Two storeys. Two windows.	High +3	High +3	Significant 6
13	Stumbleholm Farm	Grade 2 listed building	1194820	C17. Two storeys. Three windows. Red brick and grey headers. Stringcourse. Eaves cornice. Tiled roof. Casement windows. Porch with tiled hood.	High +3	Negligible 0	Not significant 3

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

- Pockneys Farm – NHLE 1026984
- Oak Lodge – NHLE 1180389
- Old Pound Cottage – NHLE 1067613

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 heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Pockneys Farm – Grade 2 listed building (NHLE 1026984) - The significance of the building relates to the historic fabric of the building, and its character as a large historic dispersed farmstead. The dwelling is likely to have a legible historic and functional relationship with the surrounding agricultural land which forms part of its setting, and this contributes to the appreciation and significance of the heritage asset.

Oak Lodge – Grade 2 listed building (NHLE 1180389) The significance of the building relates to the historic fabric of the building. It may be that the listed building did not have a functional relationship with the wider land, but it would be suggested that overtime the perception of the heritage asset as a rural dwelling is understood by its setting.

Old Pound Cottage – Grade 2 listed building (NHLE 1067613). The significance of the building relates to the historic fabric of the building. It may be that the listed building did not have a functional relationship with the wider land, but it would be suggested that overtime the perception of the heritage asset as a rural dwelling is understood by 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.

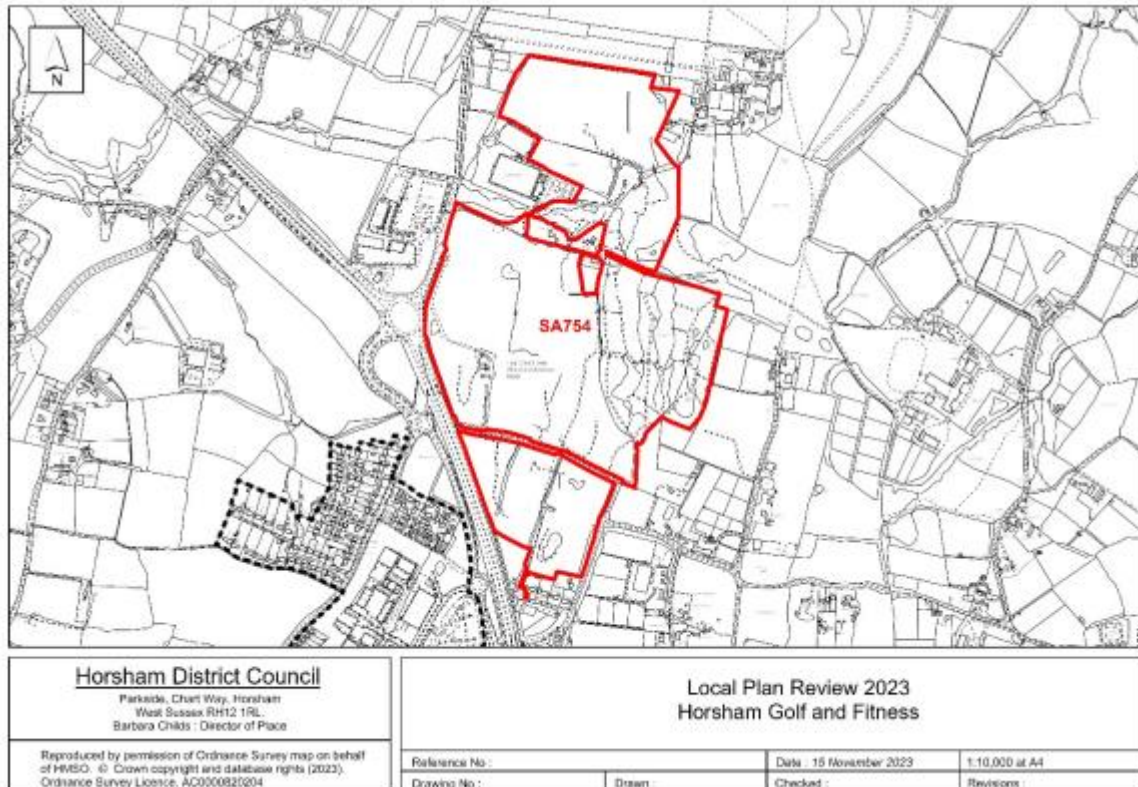
With regards to the listed buildings identified as being potentially subject to change and the conservation area as a minimum the following issues should be considered as part of any detailed site assesment to mitigate any harm to the significance of the identified assets;

- The quantum of development particularly around Pound Cottage, and towards to the edges of the site.
- Height of development and site lines/views.
- Consideration of the rural character of the area, which also forms a part of the significance of the setting of the listed buildings.
- Interaction between the existing settlement and the proposed development including walking routes including the possible inclusion of twittens.
- Creation of a sense of place using traditional materials and reflecting the scale of traditional dwellings.
- Consideration would need to be given to the cumulative impact of development on the overall landscape and historic character of the locality.

Horsham Golf and Fitness SA754

Land to the south of Horsham close to the Hop Oast junction of the A24 and Worthing Road has been put forward for consideration as a strategic housing site as part of the Horsham District Local Plan process. The site is also the subject of an outline planning application with all matters reserved save for access for the development of a Sports and Leisure Hub including the provision of communal facilities, nursery, Golf College, sports club house and an educational facility for Warren Clark Golfing Dreams; a local centre containing a convenience store and co-working space; the provision of supporting landscaping, open space and related infrastructure; outdoor sports and leisure provision comprising Driving Range, re-provision of golf (including supporting golf facilities) and hockey (including pitches and training area) all supported by the delivery of up to 800 homes which is currently under consideration (DC/23/1178). **Map 8** sets out the site area within the red edge.

Map 8: Strategic site.



Topography and Geology

The site is currently utilised as a golf course adjoining Horsham Football Club. There are mature tree belts located in and around the site including some with TPOs. Ancient woodland is sited along Worthing Road adjacent to the north-west boundary of the site. Two

Public Rights of Way (ProW) bisects the site: one along the eastern boundary of the site and other PRow running alongside Green Lane.

The site is underlain by Horsham Stone within the Weald Clay that overlies the Upper Tunbridge Wells Sand.

Overview

Archaeology

Within the site is the Denne Park Archaeological Notification Area (ANA's) identified in **Table 25**, whilst within the wider study area is Chesworth House Medieval Moated Site designated as a red ANA to the north east, and the land to the west of Southwater amber ANA to the south west. A scheduled ancient monument (1021446) (moated site and fishponds) is situated 0.82 metres north east of the site boundary, within the wider archaeological site of Chesworth House.

As noted above the northern parts of the site are located within an Archaeological Notification Area associated with the historic estate at Denne Park, forming part of the parkland to that estate. The site was subsequently used as part of the D-Day landing mobilisation camps, and there are a number of surviving features that relate to this period of use. Previous archaeological fieldwork on the site has identified activity dating to the Roman period, a possible medieval deer park boundary pale as well as evidence for post-medieval drainage and possible World War II encampments. Archaeologists have noted in earlier fieldwork that they considered that the construction work had been limited to a subsoil horizon and that the survival of archaeological remains across the site is likely to be good. There will however be localised disturbance relating to the construction of bunkers and ponds. The historic cartographic evidence has identified a number of post-medieval farmsteads and structures on the site, it is possible that some or all of these had medieval antecedents. Archaeological remains are both fragile and finite. The available evidence indicates 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.

Within the development site there is one archaeological notification area. There are no scheduled monuments, listed buildings, conservation areas, registered battlefields, registered parks and gardens or wreck sites within the proposed development site. Within the study area (1 km of development site boundary) there are 15 grade 2 listed buildings, and 1 grade 2* listed building. The heritage assets are summarised in **Table 26**.

Table 26: Number of heritage assets within the development site and extended study area

Constraint	Number within the development site boundary	Number within the extended 1km boundary from development site boundary
Scheduled Monuments	0	1 (Moated site and fishponds 15m south of Chesworth House – List entry number 1021446).
Listed Buildings	0	16
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	1	3

Table 27: Archaeological Notification Areas

Area	Description	Category
1 (within development site, extending into wider study area)	Denne Park	Amber
2	Chesworth House Medieval Moated Site and surrounding area,	Red
3	Land to the west of Southwater	Amber

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 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 and non-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.

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 area there were 15 grade 2 listed buildings, and 1 grade 2* listed building (Chesworth House). There are also 6 non designated heritage assets within the study area, 5 identified in the Southwater Neighbourhood Plan and 1 - Home Farm Barn through the heritage study undertaken as part of the current planning application. Home Farm Barn is sited within the proposed strategic site.

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

- The Boars Head, Worthing Road, RH13 0AD (NHLE 1354148)
- Blakes Farmhouse, Southwater Street RH13 9BD (NHLE 1286074)
- Nyes Cottage, Southwater Street RH13 9BN (NHLE 1027073)
- Wellers Farm, Southwater Street RH13 9BN (NHLE 1026822)
- Newfoundout East, Reeds Lane RH13 9DQ (NHLE 1407634)
- Kings Farmhouse, Coltstaple Lane RH13 9BA (NHLE 1027069)
- North Lodge, Denne Park RH13 0AB (NHLE 1193367)
- Chesworth House (Grade 2*), Chesworth Lane RH12 1JR (NHLE 1027063)
- Parsons Farm, Kerves Lane RH13 9BB (NHLE 1193378)
- Coltstaple Farmhouse, Coltstaple Lane RH13 9BB (NHLE 1354143)
- Jackrells Farmhouse, Jackrells Lane RH13 9DH (NHLE 1193576)
- Pond Farmhouse, Worthing Road RH13 9BS (NHLE 1027041)
- Ye Olde Barn, Worthing Road RH13 9BS (Non designated heritage asset)
- Pump Cottage, Worthing Road RH13 9BH (Non designated heritage asset)
- Hen and Chicken, Worthing Road RH13 9BH (Non designated heritage asset)
- The Ecclesiastical Footpath between The Boar's Head and Tower Cottage, Tower Hill RH13 0AE (Non designated heritage asset)

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 the developing masterplan.

Table 27 sets out the assessment of the impact of the proposal on each listed building, the Adversane Conservation Area and the non-designated heritage asset that are considered to be sensitive to change within the study area. The proposed impact is considered to be significant with regards to the impact on 4 of the listed buildings. 2 non designated heritage assets are subject to potentially significant change. 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 in the view of the LPA. It may be therefore that mitigation measures could be undertaken that would consequently result in a lesser magnitude of change.

Table 27: Listed Buildings 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	Denne Park House	Grade 2 listed building	1286163	The original portion in the north-east corner was built in 1605 and has this date on the tower. Three storeys. Three windows. Stone Horsham slab roof. Square-headed windows with stone mullions and transoms. Three gables surmounted by pinnacles. Four-storeyed tower with good contemporary staircase to north. About 1870 the house was greatly enlarged to the south and west in matching style, and the present main or west front dates wholly from that time. The house is now occupied in flats.	High + 3	High + 3	Significant 6
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	High + 3	Significant 6
3	Garden Balustrade and Piers to the 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	High + 3	High + 3

4	Gate Cottage at Denne Park	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	High + 3	High + 3
5	Denne Park	Non designated heritage asset			High + 3	Low + 1	Potentially significant 4
6	Home Farm Barn	Non designated heritage asset			High + 3	Low + 1	Potentially significant 4

The heritage assets considered to be subject to significant change by the proposed development are Denne Park House (NHLE 1286163), Pineapple Cottage (NHLE 1354149), Garden Balustrade and Piers (NHLE 1027068), Gate Cottage (NHLE 1193571), and Denne Park, and Home Farm Barn non designated heritage assets subject to potentially significant change.

Assessment of identified designated heritage assets

The heritage assets identified as being subject to potentially significant and significant magnitude of change, have been briefly considered below.

Denne Park House listed grade 2 (NHLE 1286163) is located on the eastern side of Worthing Road, and is set back from the highway with its driveway and associated trees providing a grand and picturesque frame for the building. The house has been converted into flats which has resulted in some loss of an understanding of how the building was utilised particularly where circulation routes, formal/ informal spaces were reconfigured. It would be considered that the property has heritage significance due to the interest and quality of its built fabric, including its Horsham stone roof. The original surviving seventeenth century features also reflect the distinctive architectural fashion of the period.

The quality and size of the listed building set within its surrounding park land provides evidence of a high status building, which is reinforced by the Grade II listed lodge at the entrance to the driveway.

Pineapple Cottage listed grade 2 (NHLE 1354149) is located to the south east of Denne Park House and has a clear functional and historic association with the main house and wider estate. It would be suggested that the listed building gains its special interest from the

age and quality of its fabric as well as its historic interest as an ancillary building to the main house.

Garden Balustrade and Piers to the west of Denne Park House listed grade 2 (NHLE 1027068) is sited to the west of the main house and has both architectural and historic interest. Its significance is informed by the quality of its materials and its position associated with the status of Denne Park House.

Gate Cottage at Denne Park listed grade 2 (NHLE 1193571) The lodge demonstrates the wealth and aspirations of the owners of the estate particularly as the lodge is a landmark clearly identifying from the public road the presence of the estate. This listed building derives its special interest from its architectural and historic interest. It has architectural interest for the quality of its design and historic interest as a good example of its building type, forming one element of a wider country estate.

Denne Park has been identified as a non-designated heritage asset within the Southwater Neighbourhood Plan. It is suggested that the area gains its significance principally for its age and positive contribution to the setting of Denne Park House as part of its historic parkland.

Home Farm Barn has been identified as a non-designated heritage asset as part of the outline application for development on the site. The Environmental Statement notes that the *“farmstead of Home Farm (within the site) has been removed or substantially altered as part of the golf course facilities, there is a surviving agricultural outbuilding which presents a brick and weatherboarded exterior with tiled roof, existing in a state of dilapidation. The building has minor interest as a remnant of the farmstead which once occupied this location, but it now exists in isolation and by itself reveals very little about the farm’s layout or its historic interest. An understanding of the lost farm is now most clearly appreciable with reference to historic mapping. The site encloses this building and forms its modern setting.”*⁷

The heritage assets considered to be subject to significant change by the proposed development are Denne Park House (NHLE 1286163), Pineapple Cottage (NHLE 1354149), Garden Balustrade and Piers (NHLE 1027068), Gate Cottage (NHLE 1193571), and Denne Park, and Home Farm Barn non designated heritage assets subject to potentially significant change.

⁷ file:///C:/Users/nicola.mason/Downloads/394B57CBA20C47F4B9AD350CEA48AB8F%20(1).pdf

Therefore as a minimum the following issues should be considered as part of any detailed site assesment;

- Quantum of development
- Height of development and site lines/views
- A consideration of the Parkland character of the wider area, which also informs the significance of the setting of the listed buildings
- Consideration would therefore need to be given to the cumulative impact of development on the overall landscape and historic character of the locality
- Retaining a sense of the rural character of the area and “green” routes within the development.