

HERITAGE IMPACT ASSESSMENT

Land west of Bines Road, Partridge Green

HER-00516
V2
September 2024

REPORT

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EXECUTIVE SUMMARY

1. This Heritage Impact Assessment has been prepared by RPS, on behalf of Croudace Homes and considers the heritage impacts arising from the proposed development of Land west of Bines Road, Partridge Green. The land subject to this application is shown on the Site Location Plan and referred to as "the Site" throughout this document.
2. Production of this report follows earlier assessment work and pre-application engagement with Horsham District Council. The assessment work was undertaken to identify the heritage assets that will be affected by this application, assess their significance and understand the contribution that their settings, including the Site, make to this significance. This has informed the design proposals, with mitigation measures developed to minimise any harm to that significance.
3. This earlier work has established that the Site forms part of the setting of the following heritage assets:
 - Crouchers, Grade II listed building (NHLE 1354244) located approximately 10m east of the Site boundary
 - The Forge (listed as Guess Gardens), Grade II listed building (NHLE 1026864) located approximately 28m east of the Site
 - The Shieling, Grade II listed building (NHLE 1181595) located approximately 60m east of the Site
 - Yew Tree Cottage, Grade II listed building (NHLE 1181605), located approximately 130m south-east of the Site
 - Moat Farmhouse, Grade II listed building (NHLE 1026865) located approximately 175m south of the Site
4. In accordance with paragraph 200 of the NPPF and Historic England guidance provided in GPA3: The Setting of Heritage Assets, this report has been prepared to describe the significance of these heritage assets and assess the impacts to this significance arising from the development proposals. This assessment has informed the development proposals and will be used to reached an informed decision on the planning application. Body Text 5.
5. The development of Land west of Bines Road will alter the settings of the five Grade II listed buildings considered within this report. In the case of Crouchers, this will reduce the rural context within which the building is experienced and historically associated with, while also altering views from and to the building. This will alter its historic interest, as a vernacular dwelling (formerly dwellings) set within a part domestic and part agricultural setting. The development will therefore lead to less than substantial harm to its significance, engaging paragraph 208 of the NPPF.
6. This harm remains less than substantial with the primary elements of the building's significance not being affected and the development including embedded mitigation measures in the form of significant open space and appropriate design that reflects the local vernacular. The development should also be seen in the context of the changes that both the building and its setting have undergone through the 20th century. This moderate level of less than substantial harm must be given great weight in the planning balance and weighed against the public benefits delivered by this development. The planning balance is provided in the Planning Statement prepared by Strutt and Parker, which demonstrates that this less than substantial harm is justified and outweighed by the benefits.
7. The development will result in no harm to the significance of the other identified heritage assets, with their special architectural and historic interest preserved.

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1 INTRODUCTION

1.1 This Heritage Impact Assessment has been prepared by RPS, on behalf of Croudace Homes and considers the heritage impacts arising from the proposed development of Land west of Bines Road, Partridge Green. The land subject to this application is shown on the Site Location Plan and referred to as "the Site" throughout this document.

1.2 This document is prepared for submission as part of a full planning application, comprising:

Description of development to be inserted

1.3 Production of this report follows earlier assessment work and pre-application engagement with Horsham District Council. The assessment work was undertaken to identify the heritage assets that will be affected by this application, assess their significance and understand the contribution that their settings, including the Site, make to this significance. This has informed the design proposals, with mitigation measures developed to minimise any harm to that significance.

1.4 This earlier work has established that the Site forms part of the setting of the following heritage assets:

- Crouchers, Grade II listed building (NHLE 1354244) located approximately 10m east of the Site boundary
- The Forge (listed as Guess Gardens), Grade II listed building (NHLE 1026864) located approximately 28m east of the Site
- The Shieling, Grade II listed building (NHLE 1181595) located approximately 60m east of the Site
- Yew Tree Cottage, Grade II listed building (NHLE 1181605), located approximately 130m south-east of the Site
- Moat Farmhouse, Grade II listed building (NHLE 1026865) located approximately 175m south of the Site

1.5 In accordance with paragraph 200 of the NPPF and Historic England guidance provided in *GPA3: The Setting of Heritage Assets*, this report has been prepared to describe the significance of these heritage assets and assess the impacts to this significance arising from the development proposals. This assessment has informed the development proposals and will be used to reach an informed decision on the planning application.

1.6 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Heritage Impact Assessment. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.

1.7 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, December 2023)

2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.7 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 200 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 201, which requires LPAs to take this assessment into account when considering applications.

2.10 Under '*Considering potential impacts*' paragraph 205 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.11 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is

necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.

National Guidance

Planning Practice Guidance (DCLG)

2.12 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.13 The PPG defines the different heritage interests as follows:

- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.14 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.15 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and

6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.16 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.17 As with the NPPF the document defines setting as '*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.18 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.19 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.20 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.21 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.22 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.23 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.24 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

Horsham District Planning Framework (November 2015)

2.25 The following local plan policy is relevant to this assessment:

Policy 34: Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Applications for such development will be required to:

1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;
4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;
5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;
6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;
7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and
8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.

2.26 The Site also lies within the West Grinstead Neighbourhood Plan Area. The neighbourhood plan seeks to, amongst other things, provide new housing that reflects the needs of the parish, while protecting its rural character.

3 ASSESSMENT OF SIGNIFICANCE

Introduction

3.1 In accordance with Steps 1 and 2 of *GPA3: The Setting of Heritage Assets* this section identifies the relevant heritage assets, before assessing their significance and the contribution that their settings make to that significance. It includes an overview of the Site and its historic development.

3.2 This assessment has been informed by desk-based research, including a review of the National Heritage List for England (NHLE) and West Sussex Historic Environment Record (HER), together with site visits undertaken in 2021 and 2024. The site visits have been used to identify heritage assets in the local area that may be affected by the development proposals and understand their settings.

3.3 The assessment process and pre-application discussions with Horsham District Council have confirmed that the Site currently forms part of the setting of five listed buildings:

- Crouchers, Grade II listed building (NHLE 1354244) located approximately 10m east of the Site boundary
- The Forge (listed as Guess Gardens), Grade II listed building (NHLE 1026864) located approximately 28m east of the Site
- The Shieling, Grade II listed building (NHLE 1181595) located approximately 60m east of the Site
- Yew Tree Cottage, Grade II listed building (NHLE 1181605), located approximately 130m south-east of the Site
- Moat Farmhouse, Grade II listed building (NHLE 1026865) located approximately 175m south of the Site

3.4 This section includes a brief description of the Site and the development of the local area, before assessing each of the heritage assets in turn.

Site Description and Development

3.5 The Site comprises a large field to the west of Bines Road, which is currently in arable use. The centre of Partridge Green lies to the north east of the Site. To the north, Lock Lane runs along the northern boundary of the Site, with a separate field parcel to the south and dwellings beyond this. To the west are further fields and a further group of farm buildings associated with Priors Byne Farm.

3.6 Four of the five relevant listed buildings are located to the east, on Bines Road, and Moat Farm lies to the south.

3.7 The Site comprises a single large field, in arable cultivation at the time of the site visits and with no structures within it. Although the Site is now one large field, mature trees running on a north-south alignment mark historic field boundaries.

3.8 These boundaries are shown on the 1847 West Grinstead Tithe map (Figure 1) which provides the first detailed mapping of the Site. The accompanying apportionment provides useful information regarding the land use and ownership at this time. This is presented at Table 1 below.

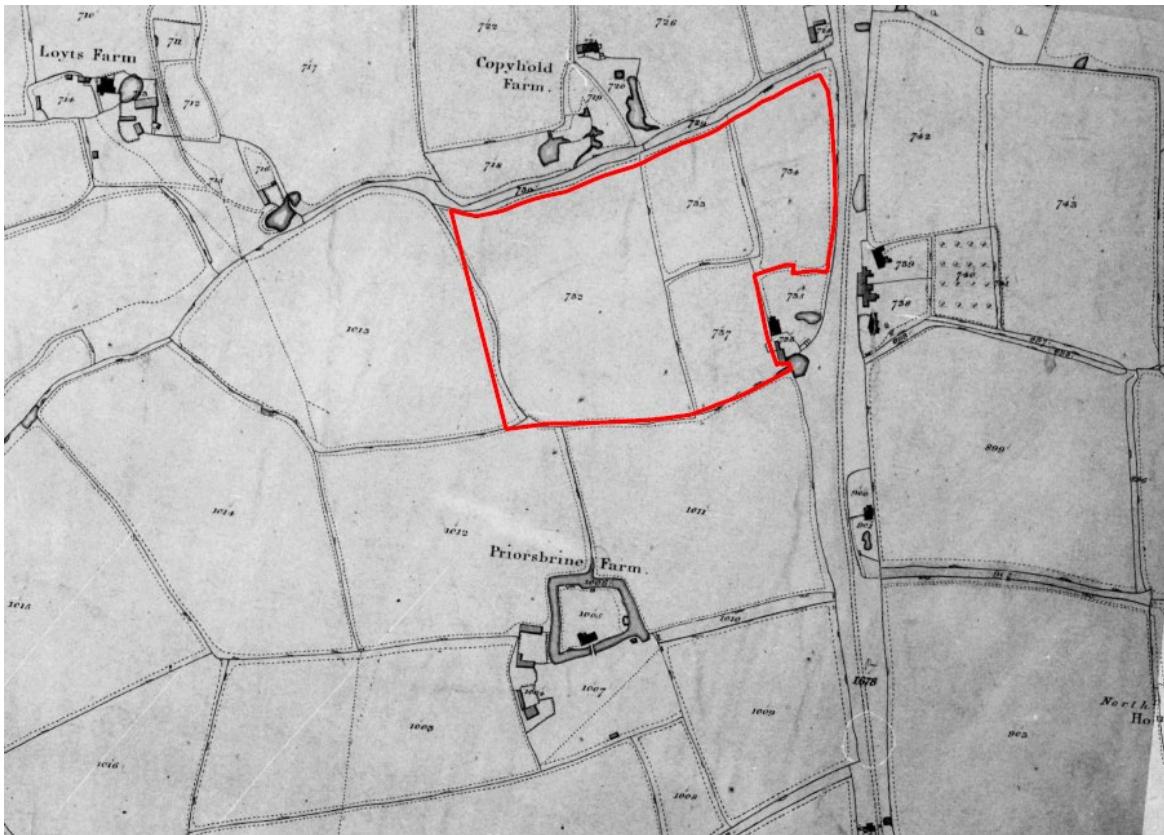


Figure 1: Extract from the 1847 West Grinstead Tithe Map.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
732	Mary Dennett	Edward Bristow	Dencher Field	Arable
733	Mary Dennett	Edward Bristow	Crouchers Field	Arable
734	Mary Dennett	Edward Bristow	Turnpike Piece	Arable
736	Mary Dennett	Edward Bristow	Two Tenements	
737	Mary Dennett	Edward Bristow	Pasture	Meadow

Table 1: 1847 West Grinstead Tithe apportionment.

3.9 The entry for Crouchers is highlighted, with the other entries relating to land within the Site. At this time, Crouchers is recorded as *Two Tenements*. It is not clear if this refers to Crouchers itself being sub-divided at this time, with a smaller building (potentially another modest dwelling) also shown. However, later mapping does indicate that the building was divided into cottages, with this historic separation also noted on the list description. The tithe also records the land to the north as garden, but in arable use. This indicates that the listed building was probably in use as accommodation for agricultural workers. The landholding of Mary Dennett was, however, substantial at this time and was associated with the wider Locks Farm. No ownership relationship is shown between the Site and any other buildings within the local area.

3.10 Subsequent historic mapping (see Figures 2 and 3 below) shows the later development of Partridge Green Station and the associated Steyning railway line which linked Horsham with Shoreham-by-Sea and was opened in 1861. However, it was closed in 1966 with the area redeveloped to provide the Star Road Industrial Estate which lies to the east of Bines Road.



Figures 2 and 3: The 1897 Ordnance Survey and 1980 Ordnance Survey showing the redevelopment of the wider area, which included the construction and later redevelopment of the railway station.

3.11 There have been few other marked changes in the local area, although the settings of the listed buildings have seen gradual change including the construction of some dwellings and changes to the surrounding field pattern.

Heritage Assets and Setting

Crouchers

3.12 Crouchers is a timber framed house to the east of the Site, on the west side of Bines Road. The list description states it is a 17th century building, once three cottages and now a single dwelling. The 1847 Tithe records it as two tenements, with the 1897 Ordnance Survey appearing to show it divided into three, indicating ongoing alterations and subdivision.

3.13 The building sits within a large garden which is landscaped and planted, with a pond and mature trees to the north and north west boundary. It faces the road to the east but is only seen in partial views from Bines Road, behind a dense screen of mature planting within the gardens. To the west, the rear elevation looks over the eastern field within the Site.



Figure 4: A view of Crouchers from Bines Road, looking west along its driveway. The building is set well back from road within its domestic plot, with 20th century housing to the left of this view. The dense planting long the road frontage obscures the majority of views of the listed building from the public realm.

3.14 The significance of the building lies in its age and the degree of historic fabric that remains in situ. It is a good example of post-medieval, vernacular construction with the exposed timber framing illustrating historic construction methods. This provides historic interest and related architectural interest.

3.15 The historic maps, including the 1847 tithe map show there is an historic connection between this listed building and the Site. At the time of the tithe survey, the house, then separated into cottages, and the three fields that historically formed the Site, were in the same ownership. Crouchers appears to have been occupied by a tenant and the three fields farmed but together they formed part of a

larger estate based at Lock Farm in Ashurst to the south. It is likely that the land owned by Dennett was leased to, and managed by, Bristow who then sub-leased tenements within that. The land within the Site would have therefore played an important role in supporting the tenants at Crouchers, illustrating the relationship between these dwellings and their productive, rural settings.

- 3.16 The setting to the listed building comprises the enclosed garden within which the listed building may be seen and appreciated. Beyond this, it includes Bines Road to the east, which permits limited public views (see Figure 4), and the Site to the north and west.
- 3.17 The immediate, domestic setting of the listed building makes an important contribution to its significance. It is from within this setting that the fullest views of the building are permitted and therefore the greatest appreciation of its architectural and historic interest, including its historic construction. This domestic setting includes mature planting, areas of lawn and a driveway and outbuildings. It reflects the ongoing domestic use of the listed building and provides a generally enclosed, private setting.
- 3.18 The land to the east comprises a mixture of historic and more recent development, divided by Bines Road, which is relatively busy and fast moving at this point. The ribbon development lining the road is of mixed quality, with some listed buildings (described further below) and numerous typical late 20th century dwellings. However, the visual connection between Crouchers and this development is limited by the planting that marks its garden boundary and provides screening, although slightly fuller views are permitted in winter months. This element of setting does not allow for a detailed appreciation or understanding of the building's significance, making only a limited contribution.
- 3.19 The Site forms part of the listed building's landscape setting to the west, with views permitted of the listed building above the hedgerow. This includes views from within the Site and from the public footpath further west. However, views from the footpath are more limited due to the distance and additional intervening planting. The partial views that are permitted allow for some appreciation of the buildings historic and architectural interests and provide rural context. Although the historic connection between the listed building and the Site is not apparent, the Site does provide rural context and an agricultural foreground to these views. The Site therefore positively contributes to the significance of Crouchers, particularly its historic interest as a vernacular dwelling that would have historically accommodated rural workers.

The Forge

- 3.20 This is an 18th century house, recorded in the list description as previously comprising two cottages. The building is recorded on the 1847 apportionment as *Tenement and garden*. The 1874 Ordnance Survey records it as *Smithy* indicating that it has been adapted by this time to form a forge (hence its current name). It is a timber-framed building, faced in red brick to the ground floor with hung tiles above. The main range is an asymmetrical range of five bays set over two storeys. There is a single-storey lean-to extension at the north end.
- 3.21 The significance of the building lies in its historic interest as a modest, former rural workers' dwelling constructed in a vernacular style, with later alterations. Its historic use as a smithy also provides additional historic interest and illustrates the range of industries that would have been present within a modest rural community.
- 3.22 The setting of the building is heavily enclosed by planting which includes a tall evergreen hedge to Bines Road to provide privacy. This means that any appreciation of the listed building from the road, and beyond, is extremely limited. There is no ability to appreciate the listed building's architectural or historic interest as a result.
- 3.23 The Site lies on the opposite side of Bines Road, beyond further planting. The Site does form part of the wider, rural surroundings of the listed building but only very limited views are permitted of the listed building, which are restricted to one chimney stack and part of the roof form, with the building now almost exclusively experienced from within its private, domestic gardens. The Site does

therefore form part of the wider setting of the listed building, but makes no contribution to its significance.

The Sheiling

3.24 The Sheiling is a small building of one storey and attic. It is a 17th century timber framed building, with painted brick and weatherboarding to its principal elevation. The building has a tall chimney stack to the south end, constructed from 20th century brickwork. It is physically connected to the later, Elm House, which sits immediately to the north of the dwelling. The tithe apportionment records the building and neighbouring Elm House as *House, Garden and Shops*.



Figure 5: The Sheiling and the neighbouring dwelling, viewed from Bines Road.

3.25 The significance of the building is drawn from its historic interest as a modest, vernacular dwelling utilising locally available materials. It is an unusual building in the street scene due to its modest scale and use of weatherboarding.

3.26 Unlike Crouchers and The Forge, the building is prominent in views from Bines Road, with a more open setting to the west which includes a front garden and drive. The front elevation of the cottage is visible from Bines Road, with a wide lawn and low picket fence to the front boundary along the roadside. The cottage has a large garden to the south and east. From Bines Road the cottage is seen in open views from the south and west. Its setting comprises the public setting from within Bines Road, which contributes to its significance in that the building can be seen and appreciated as an historic dwelling within a traditional village group that has evolved over time. The garden to the rear provides a private and enclosed garden within which the building may be seen and appreciated. This contributes to the significance of the listed building.

3.27 The buildings opposite The Sheiling, to the west, are located between the listed building and the Site. The Site forms part of the wide rural surroundings, but is separated by this housing. There are

no views of the listed building from within the Site and no apparent historic association. The Site makes no contribution to the significance of the listed building as a result.

Yew Tree Cottage

3.28 Yew Tree Cottage is a 17th century cottage, constructed from a timber frame with brick infill. The brickwork to the first floor of the northern half is painted white, with a rear extension also present to this range. There are two large chimney stacks and the building has an irregular external appearance, befitting its vernacular construction.

3.29 Its significance is strongly related to this historic vernacular form, with the building possessing historic interest by illustrating historic building techniques. It shares similarities with the other historic buildings assessed above and illustrates this West Sussex vernacular.



Figure 6: Yew Tree Cottage viewed from the entrance to its driveway on Bines Road.

3.30 The front elevation of the building is visible from Bines Road, and it sits within an attractive cottage garden. Its setting comprises the public setting from Bines Road which contributes to its significance in that the building can be seen and appreciated as an historic dwelling. It forms part of a run of development of historic properties and numerous 20th century buildings, with the latter separating it from the other listed buildings further north. The garden to the rear is open to the fields to the east which provides a clear visual connection to the agricultural landscape beyond the garden. Both the front and rear gardens provide an immediate setting within which the building may be seen and appreciated. This contributes to the significance of the listed building. To the rear, to the east, the fields provide a wider landscape setting which contributes to significance in that the landscape reinforces the understanding and appreciation of the building as a traditional rural dwelling.

3.31 The Site lies to the north west of the listed building, but is separated by intervening development and planting. There is no historic or associative connection between Yew Tree Cottage and the Site and, while the Site does form part of the wider rural setting to the listed building, the physical separation means that it makes no contribution to its significance.

Moat Farm

3.32 This building is a former farmhouse, now in residential use. The list description states this is a part 17th, part 18th century house and it is constructed predominantly from red brick with hung tiles above. At the time of the tithe survey, the house and the associated landholdings were in the ownership of Magdalen College and occupied by a tenant farmer. The associated landholding included land to the immediate north of the listed building, which sits between the farmhouse and the Site. However, there was no relationship at this time between the listed building and any land within the Site. Today the listed building is experienced as a rural dwelling, within a landscape setting. It is not seen or experienced as a farmhouse as there are no apparent connections to the land when seen and experienced on site. The building now sits within a domestic setting, with gardens, hardstanding for driveways, a tennis court and neighbouring dwellings.

3.33 The significance of the building lies in its age and rarity and the historic fabric that remains evident in its form and character. The building is an attractive example of the Sussex vernacular. The fragments of the moat that survive within the garden add to its historic interest as a possible example of the fashion in the late 16th and early 17th centuries to construct a moat around a dwelling as a way to demonstrate wealth and independence. There are examples of non-defensive “domestic” moats throughout the south of England.

3.34 The listed building today is located within a residential setting. The gardens are well maintained and are residential in character. Trees and hedges surround the house and have separated it from its agricultural setting.



Figure 7: A partial view of Moat Farm from the south boundary of the Site.

3.35 The setting to the listed building comprises a number of components and each of these contributes to significance in a different way and to varying degrees. The immediate garden setting provides an attractive private and enclosed space from which the building can be seen and appreciated as an historic rural dwelling. This part of the setting strongly contributes to its significance. To the south, the fields and the driveway to Priors Byne Farm provide an open and rural setting within which the

building can be experienced as a former farmhouse. The historic barns to the west of the listed building, although now converted to domestic use, also contribute to its significance by illustrating its historic use and position as the principal building within this farmyard. This part of the setting also contributes strongly to significance.

3.36 To the north, the connection with the fields and countryside is not as clear or direct, with planting restricting views between the listed building and its agricultural setting in this direction. From the land immediately north (which lies to the south of the Site) there are limited views of the listed building, but these are screened by planting to the boundary of the gardens to Moat Farm and by the fencing around a tennis court that is located between the house and the fields to the north.

3.37 The layout and design of the gardens is entirely appropriate for a building that is no longer a farmhouse and is today a conventional residential building, but this has also reduced its connection to its former landholding. The fields to the north of the listed building do form part of the setting to the house, but now make a more limited contribution to its significance due to the extent of domestication seen. This separation is a physical one, in that the gardens are large and the distance between the listed building and the field boundary is considerable. This separation has also altered the character of the land around the building and the change from a simple agricultural yard or garden to a landscaped and modern garden with hedges and a tennis court, which means that the visual and associative connection between farmland and domestic garden is considerably less than between a functional farmhouse and its agricultural setting for instance.

Views from within the Site are further restricted by the planting that sits on its southern boundary and by the additional distance. The views permitted are filtered by planting (even in winter months) with the tennis court and domestic gardens visible in the foreground. The limited and distant nature of these views, coupled with the changed character of the building's setting, mean that the Site makes no contribution to the significance of the listed building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 The application is made in full, for the construction of 101 dwellings with associated infrastructure and landscaping. Access will be provided from Bines Road, to the south of the current access to the Star Road Industrial Estate. This will connect with a cycle path that runs north-south across an area of open space.
- 4.2 The development proposals have been designed to respond to the setting of the heritage assets identified and assessed above, most notably Crouchers. This includes the retention of a large area of informal open space to the west of the listed building, which will retain part of its rural setting.
- 4.3 The development will have a limited materials palette, which reflects the local area. The majority of buildings will be faced in brick, with hung tiles used on the more prominent buildings, including Plot 1 (which overlooks the entrance and will front Bines Road), and key corner buildings such as Plots 9, 25 and 85, which overlooks open space. There will also be limited use of weatherboarding, particularly to the more modest dwellings, such as Plots 2, 12 and 101. This will provide variety within the development, while reflecting the materials found in the local area that characterise Partridge Green.
- 4.4 The proposals have been subject to pre-application discussions with Horsham District Council to agree the scope of this assessment and discuss the impacts likely to arise from the proposed development. Advice from the Council confirmed that there was likely to be "less than substantial harm" to the significance of Crouchers and The Forge, with no harm identified to the other relevant heritage assets.

Assessment of Impact

Crouchers

- 4.5 The development proposals would entail a change of land use and character within the setting of the listed building, with the arable land to the west becoming developed as dwellings and open space. This would reduce the agricultural context that the Site provides and represent a further change within the setting of the listed building, which is no longer an agricultural workers' dwelling with direct links to this land, but is rather a dwelling set within domestic grounds. The change in land use would also lead to increased activity, with people using the open space and traffic movement within the wider area.
- 4.6 The listed building's immediate domestic setting would be unchanged by the proposals, with the appreciation of the building from these areas, and the more limited appreciation from Bines Road, also unchanged. However, views from the listed building and its immediate grounds to the west would be altered, with the change from a modern agricultural setting to open space, with dwellings beyond. There would also be some alteration to views of the listed building, including the longer-distance views from the footpath and within the Site which would be altered or restricted by the development. This would diminish the ability to appreciate the architectural interest of Crouchers from here.
- 4.7 The development would therefore alter the historic and architectural interest of the listed building due to the further changes to an element of its setting. This will lead to less than substantial harm. The overall harm is reduced by the provision of extensive open space, the design of the development and the changes that the building has previously seen, with it now primarily experienced within its domestic setting. The development would lead to a moderate level of less than substantial harm, engaging paragraph 208 of the NPPF.

The Forge

4.8 The proposed access will be constructed to the north-west of the listed building, although the current relatively busy nature of Bines Road and the separation provided by the hedgerow means that this will not fundamentally alter the character of the listed building's setting.

4.9 The development beyond will alter an element of the listed building's setting and change views towards the listed building. The limited nature of these views means that any alteration will not diminish the building's architectural interest, or the ability to appreciate this architectural interest. The development will further reduce its rural context, although this should be seen in the context of the 20th century changes which have included the construction of the neighbouring Star Road Industrial Estate.

4.10 The design of the dwellings, which include Plot 1 fronting the road, will also reflect the development to the south of the listed building which has been gradually developed through the 19th and 20th centuries.

4.11 Although the proposals will alter an element of the listed building's rural setting, The Forge is not as dependent on this setting as Crouchers due to the lack of a direct historic association and, more importantly, the physical and visual separation that has evolved during the 21st century, with the listed building now set within an enclosed private and domestic setting. The development will be set beyond Bines Road and will not alter important views from or to the listed building. It will still be possible to experience it as a historic vernacular building, set within its own plot within a mixed area of rural, residential and industrial development. The proposals will therefore result in no harm to its significance, with the special architectural and historic interest of the listed building preserved.

The Sheiling

4.12 This cottage is separated from the site by Crouchers to the west, and its extensive planting within its grounds. Although The Sheiling is seen within Bines Road and is open to the west along the road, Crouchers and adjacent development separate it from the Site, with the Site not contributing to the significance of the listed building. The development would not alter views from or to the listed building and, while altering an element of its wider, rural setting, this change would not be experienced from the asset and would not harm its significance. The proposals will therefore result in no harm and would preserve the special architectural and historic interest of The Sheiling.

Yew Tree Cottage

4.13 Yew Tree Cottage is also located on the eastern side of Bines Road and is well separated from the majority of the Site. The Site does not contribute to the building's significance and the development will not alter the experience of the building as a vernacular dwelling, set within its own garden plot, at the southern end of the ribbon development on Bines Road. The proposed cycle link will lie to the west of the listed building, with the connection on to Bines Road to the south-west. This will not affect the character of the road, or the building's setting. The development will not therefore change the current experience of the listed building and will have no impact on its significance.

Moat Farm

4.14 Moat Farm is separated from the Site to the north by its landscaped gardens, tennis court and the field parcel which was historically associated with the listed building. Its grounds have been domesticated and the desire for privacy and a conventional residential curtilage that includes domestic planting and structures means that the listed building is largely severed from its agricultural setting.

4.15 Although Moat Farm is a former agricultural dwelling, this is apparent primarily in its name today, due to the domestication of its setting and the separation from the wider agricultural landscape. The proposals would alter an element of this wider setting, with development apparent within the wider

landscape, beyond the existing field parcel and both existing and proposed planting. This would alter an element of its wider setting, but would not diminish the experience of the building within its close setting as a former agricultural building, which is now within a domestic setting. The proposed development will alter an element of the building's wider, rural setting but will not diminish its historic interest and the development will result in no harm to its significance.

5 CONCLUSION

- 5.1 The development of Land west of Bines Road will alter the settings of the five Grade II listed buildings considered within this report. In the case of Crouchers, this will reduce the rural context within which the building is experienced and historically associated with, while also altering views from and to the building. This will alter its historic interest, as a vernacular dwelling (formerly dwellings) set within a part domestic and part agricultural setting. The development will therefore lead to less than substantial harm to its significance, engaging paragraph 208 of the NPPF.
- 5.2 This harm remains less than substantial with the primary elements of the building's significance not being affected and the development including embedded mitigation measures in the form of significant open space and appropriate design that reflects the local vernacular. The development should also be seen in the context of the changes that both the building and its setting have undergone through the 20th century. This moderate level of less than substantial harm must be given great weight in the planning balance and weighed against the public benefits delivered by this development. The planning balance is provided in the Planning Statement prepared by Strutt and Parker, which demonstrates that this less than substantial harm is justified and outweighed by the benefits.
- 5.3 The development will result in no harm to the significance of the other identified heritage assets, with their special architectural and historic interest preserved.
- 5.4 This assessment meets the requirements of paragraph 200 of the NPPF and provides sufficient information to aid with the determination of this planning application.



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