

Heritage Statement

**Former Thakeham Mushroom Site,
Thakeham**

On behalf of:
Bellway Homes Ltd (Strategic Land)

January 2026

Ref: 5113

Smith Jenkins Ltd

Milton Keynes Office: 7 Canon Harnett Court, Wolverton Mill, Milton Keynes, MK12 5NF

London Office: Studio 11.2.1, The Leather Market, 11-13 Weston Street, London, SE1 3ER

Tel: 01908 410422

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1 Introduction

1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of Bellway Homes Ltd (Strategic Land) in support of the Proposed Development at the Former Thakeham Mushroom Site off Storrington Road, Thakeham, (hereafter referred to as 'the Site') under the jurisdiction of Horsham District Council.

1.2 The description of the Proposed Development is as follows:

'Demolition of existing buildings and the redevelopment of the site as a residential led development comprising 150 dwellings including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.'

1.3 The Site comprises a former large scale, industrial mushroom production facility which has been closed for a number of years. A previous application on the Site was submitted to Horsham District Council (HDC) in January 2024 and was subsequently refused in July 2024 and later dismissed at appeal in June 2025. Heritage did not comprise a reason for refusal or issue at appeal and HDC did not raise an objection to the proposals on heritage grounds. The current proposals comprise a revised scheme which addresses the other issues raised at the previous application and which are referenced in this report.

1.4 There are no designated or non-designated heritages located within the Site, however there are a number in the surrounding landscape including the Thakeham Conservation Area and associated listed buildings to the north-west and three non-designated heritage assets identified through the West Sussex Historic Environment Record. The setting of these assets is a material consideration in the planning process and has been assessed within this report.

1.5 A Site visit was undertaken on 20th November 2025 to understand the key heritage assets in the vicinity and their setting.

1.6 This Heritage Statement has been prepared in line with Historic England's Advice Note 12 'Statements of Heritage Significance' published in October 2019.

1.7 Paragraph 207 of the National Planning Policy Framework (NPPF) 2024 sets out the information requirements for determining applications with the potential to affect heritage assets, and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.'

1.8 In response to the NPPF, Section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 sets out the historic development of the application site and the surrounding area, whilst Section 4 provides statements of significance for the heritage assets identified within Section 2. These are relative to the scale, nature and effect of the proposed development.

- 1.9 Section 5 provides an assessment of the application proposals on the significance of the identified heritage assets based on national, regional and local policy and guidance. The Heritage Planning Policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

2 The Heritage Assets

2.1 A heritage asset is defined by the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.*¹

2.2 There are a number of designated and non-designated heritage assets within the vicinity of the Site, and a scoping exercise has been undertaken to identify which assets have the potential to be impacted by the proposals.

2.3 For the initial scoping assessment, a 1km study area was selected for the identification of the surrounding designated and non-designated heritage assets. For each of the identified assets, the scoping assessment considered:

- its significance,
- the contribution that setting makes to its significance, and
- the likelihood of any impacts from the proposals, as determined through their potential intervisibility or historic relationship with the site.

2.4 Following the scoping assessment, those with the potential to be impacted by the proposed development at the Site have been scoped in and taken forward for further assessment. The locations of the identified assets scoped into the assessment and their location in relation to the Site are illustrated in the Location and Heritage Asset Plan in Figures 2.2 and 2.3.

Designated Heritage Assets

2.5 A Designated Heritage Asset is described by the NPPF (2024) as:

*‘A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation’.*²

2.6 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

Conservation Areas

2.7 The Thakeham Conservation Area is located to the north-east of the Site, covering the historic centre of the village of Thakeham. There is presently no adopted appraisal available for the Thakeham Conservation Area, which was designated in September 1974. The location of the Thakeham

¹ NPPF (2024) Annex 2: Glossary

² Ibid.

Conservation Area is shown in the Location and Heritage Asset Plan, with a detailed map of the conservation area and listed buildings also provided, in Figure 2.3.

- 2.8 As per the Planning (Listed Buildings and Conservation Areas) Act 1990, the setting of conservation areas is not a statutory duty. However, the NPPF states that the setting of a designated heritage assets can contribute to its significance and is therefore assessed within this report.

Listed Buildings

- 2.9 A large number of listed buildings were identified within the 1km study area, the majority of which are located within the Thakeham Conservation Area. Table 2.1 identifies all listed buildings in the study area and whether they are scoped in or out of the assessment, with those scoped in shown in Figures 2.2 and 2.3.
- 2.10 The listed buildings located within the conservation area boundary have been grouped together with the conservation area in the below assessment of their significance.

Non-Designated Heritage Assets

- 2.11 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.
- 2.12 Horsham District Council does not manage a Local List which extends to their entire jurisdiction, therefore the identification of non-designated heritage assets has been based on those identified in the ‘Historic Farmsteads & Landscape Character in West Sussex’ report from 2008, retrieved from the West Sussex Historic Environment Record (HER). Three assets have been classified as non-designated heritage assets and those identified in proximity to the Site and therefore scoped into the assessment are in Table 2.1 below and shown in Figure 2.2.

Table 2.1 – Heritage Asset Scoping

Key	Address	Grade	Scoping
TCA	The following listed buildings are located within the Thakeham Conservation Area: <ol style="list-style-type: none"> 1. Mansion House (Grade II, NHLE:1027213) 2. Martins (Grade II, NHLE: 1285062) 3. Holmwood (Grade II, NHLE: 1354101) 4. Thakeham Post Office (Grade II, NHLE: 1181343) 	n/a	<i>Included in the assessment of the conservation area</i>

	<p>5. Cootes Cottage (Grade II, NHLE: 1354100)</p> <p>6. Bottom Cottage, Mouse Cottage (Grade II, NHLE: 1181272)</p> <p>7. The White Lion Inn (Grade II, NHLE: 1181278)</p> <p>8. Barn Adjoining the White Lion Inn to the NW (Grade II, NHLE: 1027212)</p> <p>9. Fran Cottage (Grade II, NHLE: 1027211)</p> <p>10. Thakeham First School (Grade II, NHLE: 1389115)</p> <p>11. Church View (Grade II, NHLE: 1285099)</p> <p>12. Gate Cottage (Grade II, NHLE: 1027210)</p> <p>13. Cumberland House and Garden Wall (Grade II, NHLE: 1027244)</p> <p>14. Church House (Grade II, NHLE: 1181223)</p> <p>15. The Parish Church of St Mary (Grade I, NHLE: 1354080)</p>		
16	Southland Farmhouse (NHLE: 1354109)	II	<i>Scoped OUT due to the distance and intervening landscape preventing views</i>
17	Champion's Farmhouse (NHLE: 1027204)	II	<i>Scoped OUT due to the distance and intervening landscape preventing views</i>
18	Green Dene Farmhouse (NHLE: 1027205)	II	<i>Scoped OUT due to the distance and intervening landscape</i>

			<i>preventing views</i>
19	Old House (ref: MSW12703)	n/a	<i>SCOPED IN</i>
20	Townhouse Farm (ref: MSW13811)	n/a	<i>SCOPED IN</i>
21	Yard to the South West of the Rectory (ref: MSW14143)	n/a	<i>SCOPED IN</i>

The Buildings and Structures on the Site

- 2.13 A full history of the Site is presented in Section 3 which outlines its development as a mushroom farm from its inception in the 1910s to the present day. The Site is comprised of a mixture of open grassland, delineated by hedgerows and trees and the buildings of the former mushroom farm largely situated on the south of the Site.
- 2.14 An assessment has been undertaken of the extant buildings on the Site to determine whether they retain any historic or architectural interest. It has been concluded that all the buildings on Site are modern, as shown in the following figures, and in a poor/dilapidated condition and are therefore not of any interest.



Figure 2.1: View of some of the building extant on the Site

Figure 2.2 – Site Location Plan and Heritage Asset Map

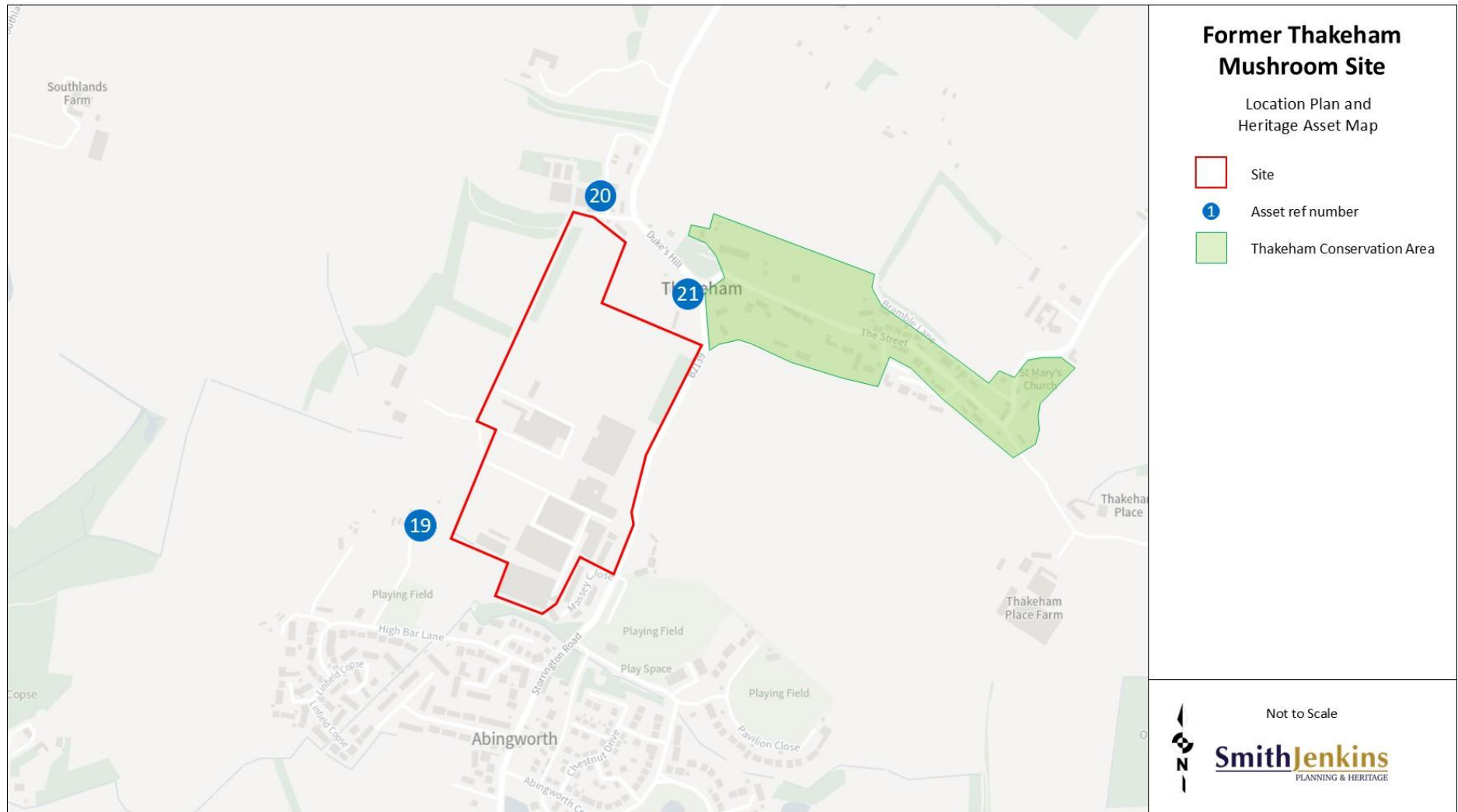
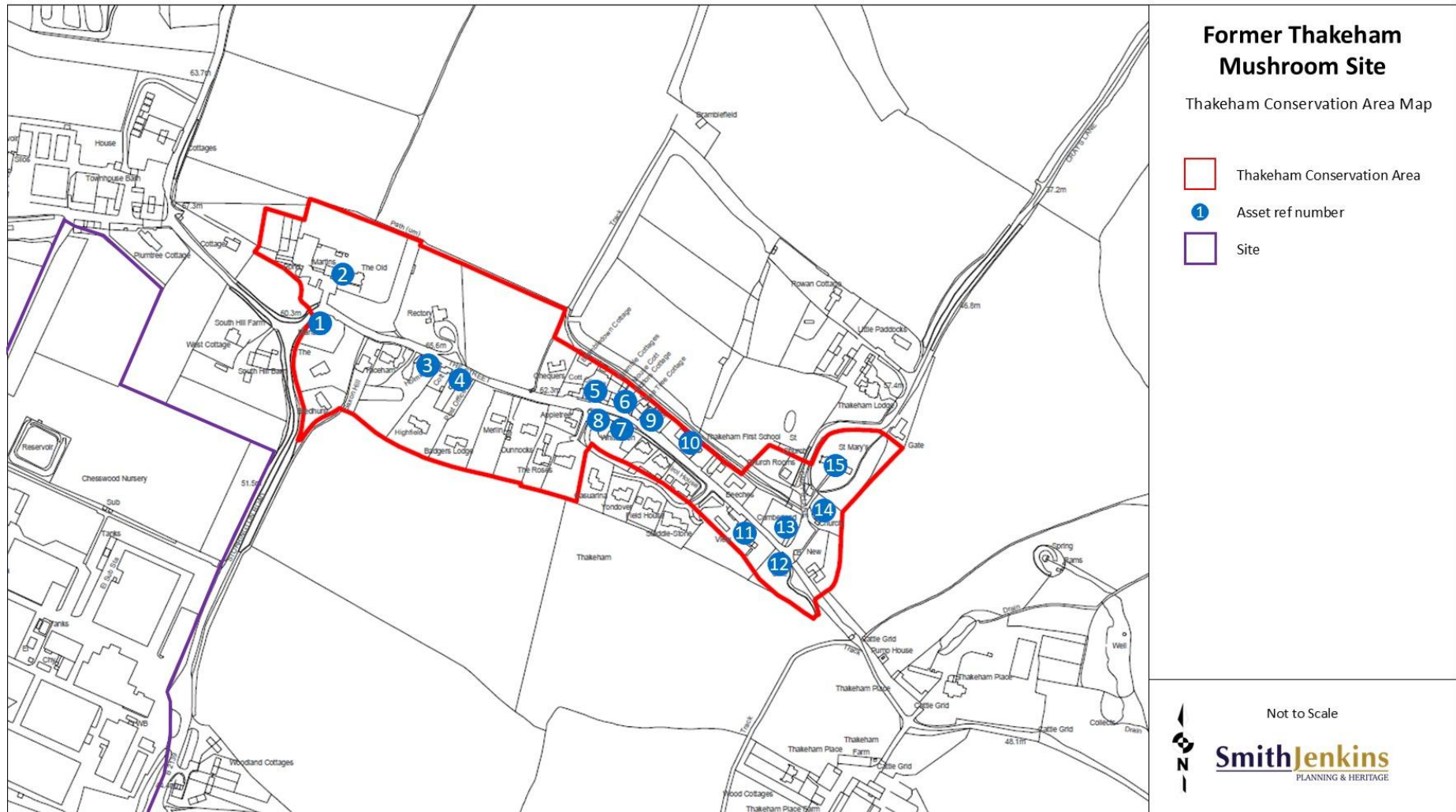


Figure 2.3 – Thakeham Conservation Area Map and Listed Buildings



3 Historic Development

- 3.1 The Site is located to the south of the centre of Thakeham, a village just north of the South Downs in the Horsham District of West Sussex. This section provides a history of the wider village and the historic development of the Site itself to support the assessment of the Site in context with the significance of the identified heritage assets.

History of Thakeham

- 3.2 The first recorded mention of Thakeham are recorded in 1073 where it is recorded as *Tacaham* and *Tacheham*, roughly translated to mean ‘thatched homestead’ in Old English. Thakeham has several ‘hollows’ or sunken lanes, these are roads and tracks which have been worn down by the passage of people, vehicles and animals over time. The depth of the tracks would indicate these routes have been in use since at least the Saxon period, which aligns with the age of the settlement.
- 3.3 The main village of Thakeham is laid out linearly along a single road, known as The Street, which forms the historic core where the parish church and the oldest buildings are located. The early economy of the village was centred around agriculture, with farming framing village life throughout the Middle Ages and into the later centuries. The Parish Church of St Mary (Grade I) is the oldest building in the village dating to the 12th century, it is located on the eastern end of the street on an elevated position standing above the centre of the village with views across the surrounding South Downs landscape.
- 3.4 Thakeham remained a small, rural village over the centuries with farming remaining the dominant industry. At the turn of the 20th century, a large house was constructed in the south of the parish named ‘Little Thakeham’, it was designed by famous architect Sir Edwin Lutyens and is now Grade I listed. The village had minimal development or expansion until the 19th century when new public buildings such as a school and parish workhouse were built in the village and surrounding parish. During the First World War a Royal Flying Corps landing ground operated in the northern part of the parish, a war memorial stands in the grounds of St Mary’s Church dedicated to the men who lost their lives from the parish in both wars.
- 3.5 Thakeham remained a small, rural village throughout the 20th and into the 21st centuries. New housing developments were constructed in the wider parish, but the village itself retains its historic and agricultural character which is reflected in its designation as a conservation area.

Historic Development of the Site

- 3.6 The Site is located to the south of the centre of the village of Thakeham, it was most recently used as a large-scale mushroom production facility operated by Monaghan Mushrooms. The association of mushroom production in Thakeham goes back at least 100 years, this section provides an analysis of the development of the Site over time.
- 3.7 The earliest detailed map of the Site is shown in the Gardner and Green Map of Sussex from 1795 (Figure 3.1), the Site is shown occupying several enclosed parcels of land located just to the north of ‘Furze Common’, the route of Storrington Road is evident.
- 3.8 The 1841 Thakeham Parish Tithe Map provides detail on the ownership and land uses of the Site, with the apportionment demonstrating that the majority of the land was used as arable land or pasture

(Figure 3.2). Two farm complexes are shown in proximity to the Site, 'Old House' to the south and 'Townhouse Farm' to the north.

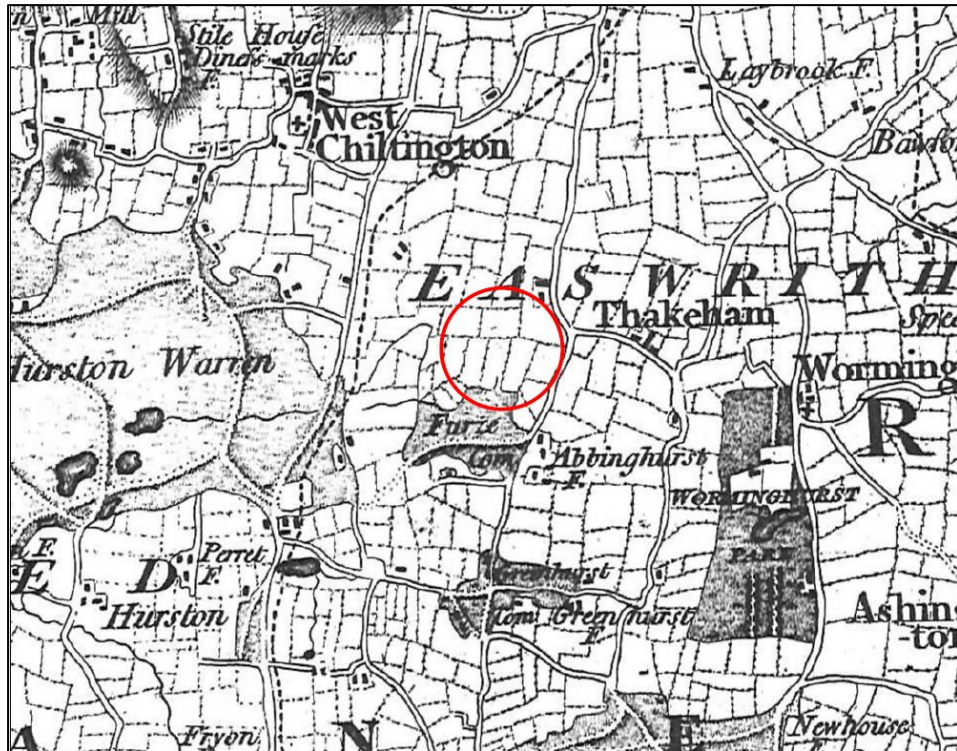


Figure 3.1: 1795 Gardner and Gream Map of Sussex

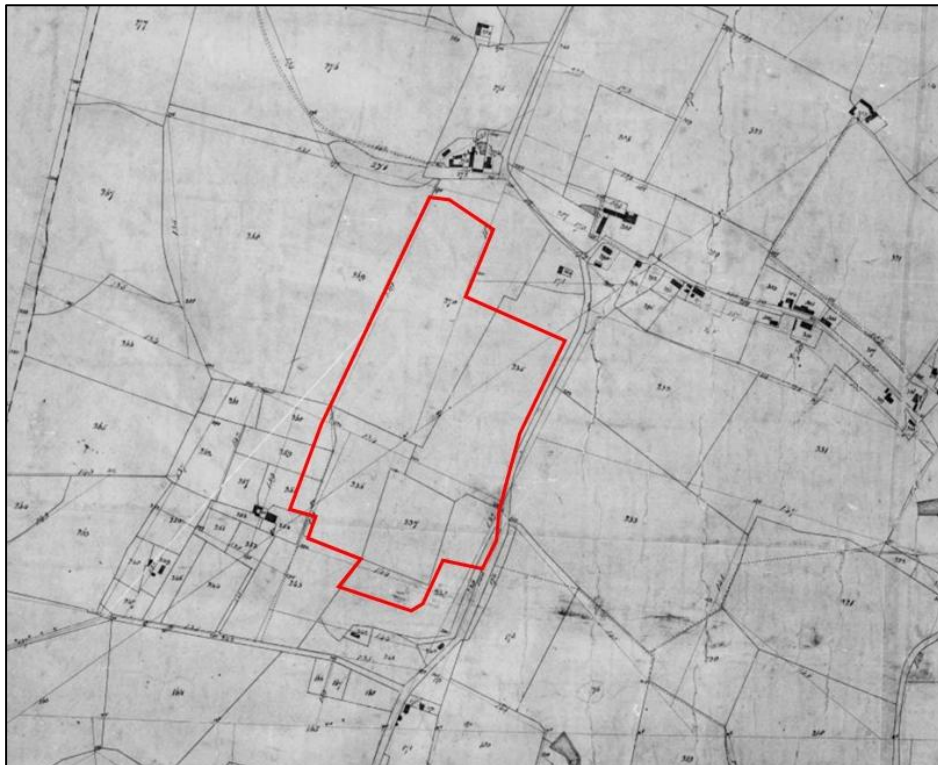


Figure 3.2: 1841 Thakeham Parish Map

3.9 By 1875 (Figure 3.3) some reorganisation of the field boundaries had occurred, with the fields present across the northern and eastern parts of the Site amalgamated into two large fields. This map shows the site of Townhouse Farm and the Old House clearly annotated. The 1909 OS map (Figure 3.3) shows little change to the Site, although the eastern field had been sub-divided into five separate land parcels.

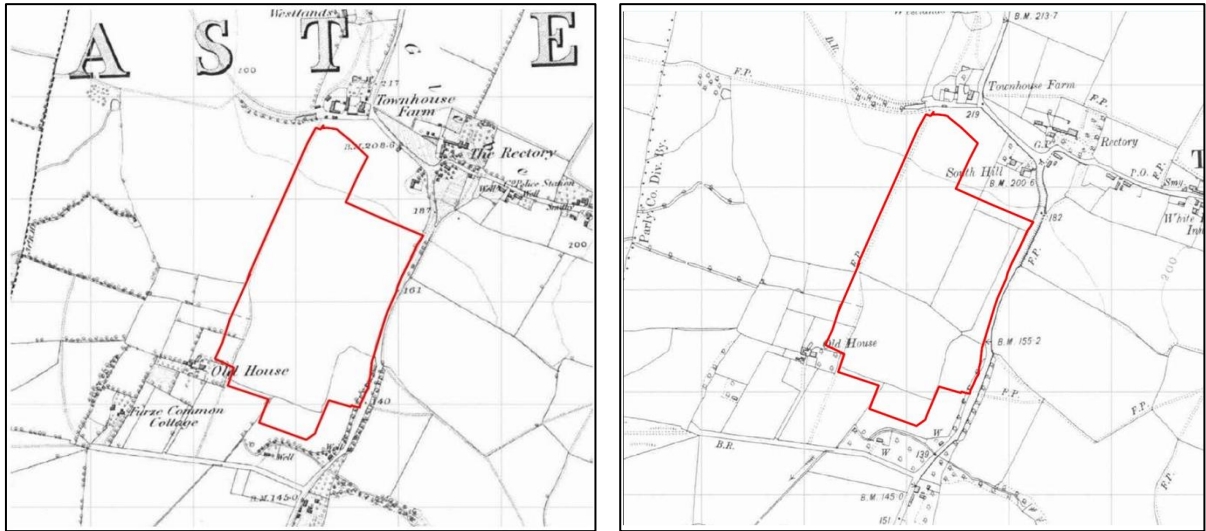


Figure 3.3: OS Map of 1875 (left) and 1909 (right)

3.10 In 1913, Townhouse Farm and its land was purchased by AG Linfield & Sons run by Arthur George Linfield (1859-1938), one of the pioneering glasshouse growers in Worthing, starting from a fruit growing business established in the 1880s. Hothouse grapes were the firms most important crop, but after a few years Linfield had begun to experiment with mushrooms. Townhouse Farm covered 169 acres of land and included the dilapidated farm complex itself, the farmhouse of which had already been dismantled and rebuilt in Midhurst.

3.11 Linfield immediately started construction building new buildings such as a granary, cattle sheds and a number of purpose-built mushroom houses which were wooden buildings with thatched roofs (since demolished, shown in Figure 3.4). The outbreak of the First World War in 1914 heightened the need for the farm to come into full production, with German prisoners-of-war and land army girls bought in to replace the labourers who had gone to war.



Figure 3.4: Photograph of the original mushroom sheds at Thakeham

- 3.12 The farm was so successful that Linfield dismantled and re-erected all of his glasshouses from his sites in Worthing and by the end of the decade had moved the entire business to Thakeham. The firm did well during the war years, reflected in 1944 with the purchase of an old dairy farm at Abingworth. A 1947 aerial photograph shows the extent of the farm with a number of buildings shown, likely greenhouses and growing sheds (Figure 3.5). By 1957 (Figure 3.6) some reconfiguration of the nursery layout had occurred, with larger structures constructed across the southeastern corner of the Site, replacing a series of smaller buildings.
- 3.13 The Site continued to develop through the following years, as shown on the 1976-80 map (Figure 3.7) the small rectangular structures across the northern part of Chesswood Nursery had been replaced with larger structures, with additional buildings constructed towards the south and west. The story of the farm from 1980 is one of constant changes and fluctuating fortunes. The business passed through several hands over the 20th and early 21st century, until eventually it was bought by Irish multinational Monaghan Mushrooms in July 2011. Mushroom production continued at the Site until May 2018 when Monaghan announced a reduction in production at Thakeham, with all production ceasing shortly after.



Figure 3.5: Aerial photography of 1947 (looking north) showing the growing sheds at the mushroom farm.

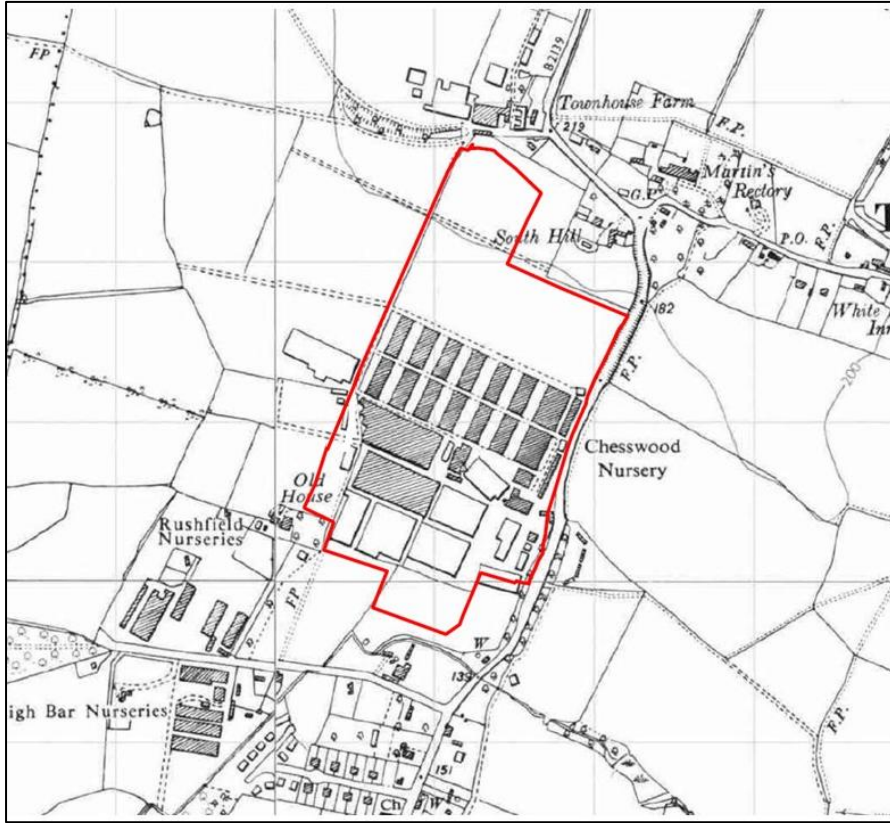


Figure 3.6: OS Map of 1957

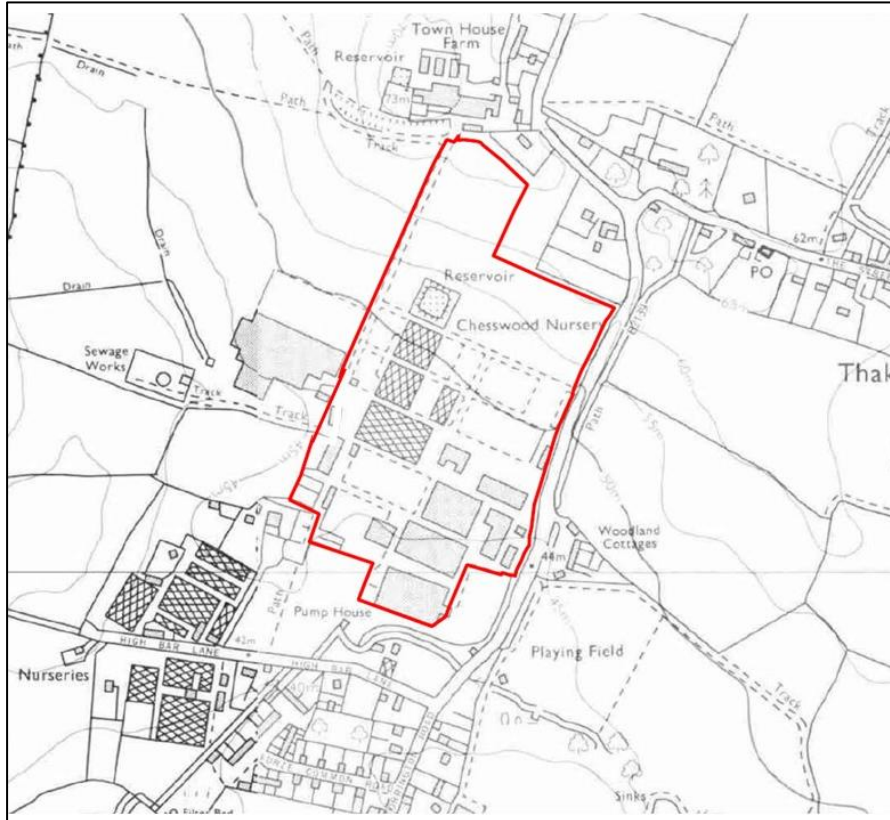


Figure 3.7: OS Map of 1976

4 Significance

4.1 The significance of a heritage asset is defined within the glossary of the NPPF as:

*‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting’.*³

4.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the *‘Principles of Selection for Listed Buildings (2010)’* which is supported by thematic papers, *‘Listing Selection Guides’*, based on building type, which give more detailed guidance.

4.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.

4.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.

4.5 Historic England published a Good Practice Advice Notes on the *‘Setting of Heritage Assets’* (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset. The contribution that setting makes to the significance of a heritage asset is ascribed a value of ‘limited’, ‘moderate’ or ‘high’ as determined by a detailed assessment and professional judgement.

4.6 The assessment considers to what degree the application site makes a contribution to the significance of the heritage asset. This is ascribed an attribute of ‘positive’, ‘neutral’ or ‘negative’ and is then given a value of ‘low’, ‘medium’ or ‘high’ and is also based on detailed baseline assessment and professional judgement.

Assessment

4.7 The following statements of significance provide an overview of the identified designated and non-designated heritage assets set out in Section 2, which may be indirectly affected by the application proposals. These are proportionate to the importance of the asset and the likely impacts of the proposals.

³ NPPF (2024) Annex 2: Glossary

Thakeham Conservation Area

- 4.8 The Thakeham Conservation Area (TCA) is located to the north-east of the Site boundary, it was designated in September 1974 and covers the historic core of the village set along The Street. There is presently no published character appraisal for the TCA, therefore the following assessment has been based on both historic and architectural research supported by a walkover and professional judgement.
- 4.9 A location plan and detailed asset map of the conservation area is presented in Section 2 above.

Character and Appearance

- 4.10 The village of Thakeham is a linear settlement, based along the relatively constrained central road called 'The Street' which runs east-west. As described above, The Street is a sunken lane with the historic buildings of the village sitting higher and set back from the road. This arrangement, combined with the mature trees and hedgerows which surround the buildings, mean the conservation area is experienced as a very enclosed area with channelled views along The Street, as shown in Figure 4.1.
- 4.11 The Street is lined with a number of historic buildings, many of which are listed. The oldest building in the village is the Parish Church which dates to the 12th century and forms a key landmark at the eastern end of The Street. Its setting contrasts with the rest of the village in that it is situated on an elevated position with commanding views of the surrounding landscape to the north and east, taking in the rolling hills of the South Downs.
- 4.12 The oldest buildings in the village are traditionally constructed from timber-frame and date to at least the 16th century, the early modern development of the village. The historic development of the village is told through the subsequent building ages and architectural styles, which form an eclectic collective style and character.



Figure 4.1: View looking west along The Street at the eastern end of the conservation area

Setting and Contribution of Site

- 4.13 The setting of the Thakeham Conservation Area makes a positive contribution to its significance, as defined by its character and appearance. The village is enclosed with agricultural fields, which define its character as a rural village and contribute to the historic understanding of the settlement. This is also outlined in The Thakeham Neighbourhood Plan (January 2017), which refers to the ‘fields surrounding the area and its many listing buildings’ as providing ‘*crucial setting that defines their cumulative special character*’ (para 4.39).
- 4.14 Due to the enclosed nature of the conservation area, it is only from the Church where an open view across the wider setting of agricultural fields can be appreciated. These views largely face to the north, east and south, as shown in Figure 4.2. Views to the south-west towards the Site, even from this elevated position, are obscured by the buildings in the village and dense vegetation, as shown in Figure 4.3.



Figure 4.2: Views to the south-east from the churchyard

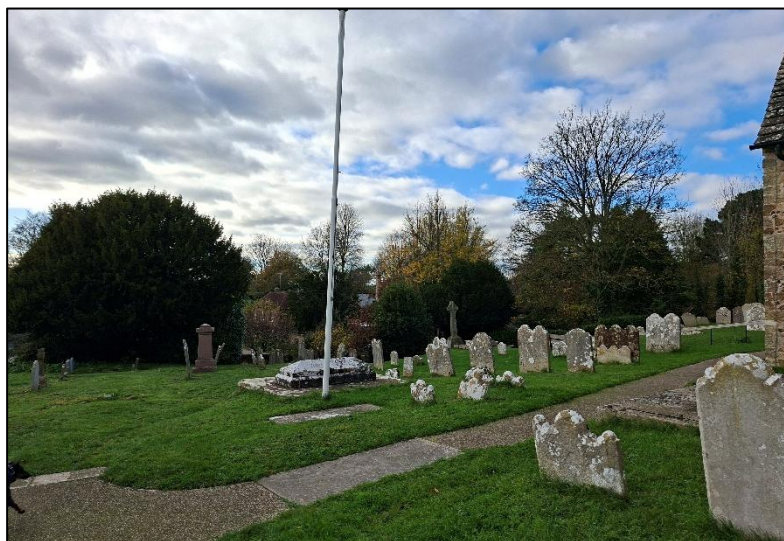


Figure 4.3: Views towards the Site from the churchyard

- 4.15 The Site is located to the south-west of the conservation area. Due to the topography of the area and the character of the sunken lanes, including The Street and Storrington Road, there is no intervisibility between the Site and the conservation area, as demonstrated in Figure 4.4 and 4.5. Despite the lack of inter-visibility between the Site and Thakeham Conservation Area, the former is part of the wider setting of the heritage asset. Although it is currently made up of a collection of modern sheds and unused agricultural infrastructure, cartographic sources suggest that the Site has always been in agricultural use. As set out in section 3 above, the Site has a long history with mushroom production. When approaching the conservation area from the south along Storrington Road, there is a transition from the residential development of Abingworth past the commercial character of the Site before travelling through the ‘tunnel’ of trees on approach to The Street.
- 4.16 The long history of the Site with mushroom production means it is an established part of the wider setting of the conservation area. However, this is associated with the historic use of the Site rather than the extant buildings, which are all modern and have a distinct commercial/industrial character. Overall, it is therefore concluded that the Site makes a low, but positive contribution to the significance of the conservation area.

Summary of Significance

- 4.17 The Thakeham Conservation Area derives its significance from its character and appearance which is experienced through the historic and architecturally interesting buildings situated along the enclosed linear central road and the area around the church. Its setting makes a positive contribution to its significance through the surrounding agricultural fields defining it as a historic rural settlement. The Site is considered to make a low, but positive contribution to its significance through its agricultural interest as a mushroom farm although this is only experienced through its historic interest, as the built fabric on the Site is all modern.



Figure 4.4: View from the western edge of the conservation area looking towards the Site, south along Storrington Road



Figure 4.5: View from the eastern edge of the Site looking north on Storrington Road towards the conservation area.

Non-Designated Heritage Assets

- 4.18 This section includes the assessment of the three non-designated heritage assets in proximity to the Site, identified through the West Sussex HER.

Old House

- 4.19 Old House (ref: MWS12703) is located immediately to the south-west of the Site, accessed from High Bar Lane. It is described in the record as follows:

'Old House is a 19th century 3-sided L-Plan loose courtyard farmstead with detached elements to the main plan. The farmhouse is detached with the gable facing the yard.'

Historic and Architectural Interest

- 4.20 Old House is of historic and architectural interest as a 19th century former farmhouse, it is constructed in timber-frame with a mixture of stone and flint facing and a tiled roof. The farm first appears on the historic mapping from the 1806 Ordnance Survey Map and does not appear on the 1795 Gardner and Gream Map of Sussex, indicating it was constructed at the turn of the 19th century.
- 4.21 In the 1840-1 Tithe Map and Apportionment, Old House is shown to be owned and occupied by Moses Richardson who also owned a number of fields to the north, none of which are located within the Site boundary.

Setting and the Contribution of the Site

- 4.22 The setting of Old House is very enclosed with tall dense hedgerows surrounding all of its domestic setting. It is approached from the south along a tree lined driveway from High Barn Lane but there appears to be no intervisibility from the public realm including from the public right of way that runs immediately adjacent to its eastern boundary hedge. Historic mapping shows it has a historic functional relationship with the field parcels immediately surrounding it. However, this is difficult to appreciate due to dense boundary planting, which provides a sense of enclosure to the farmhouse and its immediate setting, separating the building from the agricultural land beyond.
- 4.23 The immediate enclosed setting of Old House makes a high contribution to its significance. The fields to the south and southeast of the building also make a high contribution as this is where the historic context is best appreciated when travelling along the approach drive. The field to the north has been evidenced as having a historic relationship with Old House and therefore makes a positive contribution to its significance, though this is limited by the enclosed nature of the building and its immediate setting. It is worth noting that two planning applications have been recently approved to the east and south of the Old House of around 20-25 houses each, once completed these will increase the built residential character around the building significantly.
- 4.24 The southwest extent of the Site is in close proximity to Old House, with this area of the Site containing former buildings of the mushroom farm. There does not appear to be any inter-visibility between this part of the Site and Old House with dense modern planting separating the two. The Site's historic use as a farm would be appreciable in terms of activity, noise and lighting, however this is a modern and industrialised form of cultivation that does not reflect the historic arable nature of

the local landscape. The Site generally forms what is part of the historic rural wider setting of the heritage asset, but the industrialisation of the Site and limited visibility means this makes a neutral contribution to its significance.



Figure 4.7: Aerial photograph of The Old House (bottom of image) looking south-east over the surrounding landscape. The southern edge of the Site is visible on the left, with the new residential developments at Abingworth visible in the background.

Yard South West of the Rectory, Thakeham

- 4.25 The 'Yard South West of the Rectory, Thakeham' (ref: MWS14143) is located to the north-east of the Site, on the junction of Storrington Road/Duke's Hill. The asset is a historic barn and former yard now known as 'South Hill Barn' and referred to as 'The Yard' in this assessment.
- 4.26 It is described in the record as follows:

'Old Yard South West of The Rectory is a 19th century L-Plan regular courtyard outfarm or field barn.'

Historic and Architectural Interest

- 4.27 The Yard is of historic and architectural interest as a 19th century field barn and associated yard, it is constructed of timber frame with weatherboarding on an L-plan and has been converted into a residential residence. The barn first appears on the historic mapping from 1806, although at this time only the north-south situated side has been built. The building is shown in greater detail on the 1840-41 Tithe Map where it is described as a 'farm yard and plot' owned by Miss Cordelia Shelley and occupied by Edward Fuller Upperton. The return portion of the barn had been built by the map of 1875 and the barn was converted into a residential dwelling in the second half of the 20th century.



Figure 4.8: South Hill Barn

Setting and the Contribution of the Site

- 4.28 The setting of the Yard is comprised of its immediate and wider setting, which make a moderate contribution to its significance. The immediate setting of the Yard is formed by its domestic garden, which includes some of the historic ‘yard’ which historically enclosed the field barn. Much like the village, the immediate setting is enclosed by dense mature trees and hedgerows on all sides which prevent views in and out of the immediate setting.
- 4.29 The Site is located to the south of the asset, and separated from the red line boundary by a field, also enclosed with dense boundary vegetation. The northern area of the Site is currently comprised of a large, open field providing a buffer between the asset and the former extent of the mushroom farm. Whilst forming part of the wider agricultural setting of the asset, the industrialisation of the Site and the limited visibility from the asset means it makes a neutral contribution to its significance.

Townhouse Farm Historic Farmstead

- 4.30 Townhouse Farm Historic Farmstead (ref: MWS13811) is located to the north of the Site, on Duke’s Hill. It is described in the record as follows:

‘Townhouse Farm is a 19th century 4 sided L-Plan loose courtyard farmstead with additional detached elements to the main plan. The farmhouse is detached and set away from the yard. It is located within a Hamlet and has suffered significant loss (more than 50% alteration). Large modern sheds are on the site of the historic farmstead and may have destroyed or obscure historic buildings’

Historic and Architectural Interest

- 4.31 Townhouse Farm was a historic farmstead comprising of a historic farmhouse and associated ancillary buildings, the farm was purchased in 1913 by AG Linfield & Sons and subsequently developed into the mushroom farm located within the Site. Figure 4.9 shows the original farmhouse located at

Townhouse Farm which was dismantled and rebuilt in Midhurst prior to the purchase of the farm, the rest of the ancillary buildings were also demolished with new buildings built in their place. This includes the still present Town House Cottages, which were built on the site of the historic farmhouse.

- 4.32 Therefore, although Townhouse Farm was a historic farmstead the loss of all of the original buildings means that the historic and architectural interest has not been preserved. The HER records the fact that a farmstead was at this location but, in accordance with Historic England's guidance that *'the inclusion of a site or structure in an HER does not itself identify it as a non-designated heritage asset'*, this report finds that the building no longer possesses sufficient heritage significance to be identified as a non-designated heritage asset and has therefore been scoped out of further assessment.



Figure 4.9: The original Townhouse Farmhouse, dismantled and relocated in the 1910s



Figure 4.10: Town House Cottages, photographed in 1918

5 Assessment of Proposals

- 5.1 The heritage legal and planning policy relevant to the consideration of the application proposals set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 5.2 In accordance with paragraph 207 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 4 of this report.
- 5.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 208). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 5.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 210).
- 5.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 212) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 5.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 215), or substantial (paragraph 214). In determining the level of harm, the relative significance of the element affected should be taken into account. Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 219, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.
- 5.7 Paragraph 216 of the NPPF concerns the effect of an application on the significance of a non-designated heritage asset and should be taken into account when considering development proposals with a balanced judgement being required to have regard to the scale of any harm or loss against the significance of the asset.

The Proposals

5.8 The application proposals comprise:

‘Demolition of existing buildings and the redevelopment of the site as a residential led development comprising 150 dwellings including affordable housing, land for the community land trust, works to public right of way and associated landscaping, open space and infrastructure.’

Planning History and Design Development

5.9 A previous application for the redevelopment of the Site was submitted to HDC in January 2024, this was subsequently refused in July 2024 and went on to be dismissed at appeal in June 2025. The reasons for refusal were associated with quantum of development and sustainable transport.

5.10 The Heritage Statement submitted as part of the previous application was produced by RPS (December 2024). Within the statement it was concluded that the proposals would cause no harm to the identified heritage assets, including Thakeham Conservation Area, Old House and the Yard to South West of the Rectory. HDC raised no objection on heritage for the proposals, stating that *‘the impact of the proposal on the setting of the adjacent conservation area and non-designated heritage assets nearby is acceptable’*.

5.11 The main issues discussed at appeal covered whether the scale and location of the proposed development accorded with the development plan, the sustainability of the location and flood risk, as there were no objections on heritage grounds this did not form part of the discussion.

Revised Development

5.12 The revised Proposed Development is presented in Figure 5.1 and has been developed following the feedback received during the appeal of the previous application, largely concerning the scale of the development. The changes have included the reduction of the scheme from 247 homes to 150 with a height limit of 2.5 storeys and the removal of apartments, retail and commercial space. The design of the proposal has moved away from the existing grid formation of the mushroom production facility and taken more inspiration from the nearby Abingworth Meadows, allowing for larger pockets of greenspace through the development.

5.13 Other aspects of the proposals remain the same, including the developable area, access, materials and open space to the north.



Figure 5.1: The proposed layout of the development.

Impact of Application Proposals

Thakeham Conservation Area

- 5.14 The Thakeham Conservation Area is located to the north-east of the Site which derives its significance from its character and appearance as a historic village with an eclectic surviving collection of architecturally interesting buildings. Its setting makes a positive contribution to its significance through the surrounding agricultural fields defining it as a historic rural settlement.
- 5.15 The Site is considered to make a low, but positive contribution to its significance through its agricultural interest as a mushroom farm although this is only experienced through its historic interest, as the built fabric on the Site is all modern. It does not necessarily follow however, that the change in use of the Site will impact on the significance of the conservation area. Whilst the

redevelopment will change the character of the Site, the loss of the modern buildings and development of a high quality residential development will not diminish the architectural or historic interest of the conservation area, or appreciation of its character and appearance.

- 5.16 As has been demonstrated above, due to the linear nature of the conservation area, the topography, sunken lanes, and dense surrounding vegetation there is no intervisibility between the Site and the heritage asset. There is a notable separation between the Site and the conservation area, both spatially and visually. The proposals comprise the redevelopment of the Site to provide new housing, as is shown on the associated plan (Figure 5.1) this is located on the southern side of the Site retaining a large area of existing open space to the north. This retained open space provides a notable buffer between the edge of the Site and the conservation area, retaining the appearance of the open agricultural fields which enclose the village and contribute to its character and appearance.
- 5.17 Overall, it is therefore concluded that the proposals would preserve the character and appearance of the Thakeham Conservation Area.

Old House

- 5.18 The Old House is a non-designated heritage asset identified through the West Sussex HER, it is of historic and architectural interest as a 19th century former farmhouse. The assessment determined that the Site generally forms what is part of the historic rural wider setting of the heritage asset, but the industrialisation of the Site and limited visibility means this makes a neutral contribution.
- 5.19 The redevelopment of the Site comprises the demolition of the existing structures to facilitate a new residential scheme. Old House sits within a garden which defines its immediate setting and makes a high contribution to its significance, the boundaries of the garden have been planted with large, dense fir trees which prevent any views in and out of the houses immediate setting. The proposals would remove the dilapidated buildings of the existing mushroom farm and replace them with high quality residential homes. The extent of the housing is in line with the existing built areas of the Site, and there would be no increase in movement, noise or lighting in comparison with the former industrial farming. It would also fit in with the proposed character of the emerging developments to the east and south of the Old House.
- 5.20 Overall, the proposed development would preserve the significance of the Old House as it would not affect the historic and architectural interest of the building and its immediate domestic setting would remain unchanged and it would have no visual appreciation of the new development due to dense boundary screening.

Yard to South West of the Rectory

- 5.21 The Yard is a non-designated heritage asset identified through the West Sussex HER, it is of historic and architectural interest as a 19th century former field barn and associated yard. The assessment determined that the Site generally forms what is part of the historic rural wider setting of the heritage asset, but the industrialisation of the Site and limited visibility means this makes a neutral.
- 5.22 The proposed development of the Site comprises the demolition of the existing buildings to facilitate a new residential scheme. The new housing will be concentrated on the southern portion of the Site on the existing built up area of the mushroom farm, the open land to the north and adjacent to the asset will be preserved as part of the scheme. The distance to the new proposed residential scheme

and the dense planting will prevent most views of the scheme, additionally the scale of the new buildings would be in line with the existing building on Site, but of a much higher quality.

- 5.23 Overall, the proposed development would preserve the significance of The Yard as it would not affect the historic and architectural interest of the building and its immediate domestic setting would not be affected due to the dense screening, and retained buffer.

Considerations against Legislation and Policy

Statutory Duties

- 5.24 The Planning (Listed Buildings and Conservation Areas) Act 1990 places duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the character and appearance of conservation areas and the special architectural and historic interest of listed buildings.
- 5.25 This statement has identified the significance of the designated and non-designated heritage assets which could be affected by the application proposals and concludes that the proposals would preserve their significance.

NPPF (2024)

- 5.26 The significance of the heritage assets (both designated and non-designated), as required by paragraph 207 of the NPPF, has been set out in Section 3 of this report. In line with paragraph 212 of the NPPF, the conservation of the identified heritage assets has been given great weight in the design process. It has been concluded that the application proposals would preserve the significance of the identified designated and non-designated heritage assets and therefore the proposals are in accordance with the NPPF.

Local Policy

- 5.27 This report has concluded that the proposed development would preserve the significance of the identified designated and non-designated heritage assets, it is therefore in accordance with Policy 34 of the Horsham District Council Planning Framework (2015) and Policy 7 of the Thakeham Neighbourhood Plan (2017).

6 Summary and Conclusions

- 6.1 This Heritage Statement has been prepared to assess the impact of the Proposed Development comprising the demolition of the existing buildings on site to facilitate a new residential led development of 150 dwellings, including affordable housing, land for the community land trust and associated landscaping, open space and infrastructure.
- 6.2 In accordance with paragraph 207 of the NPPF, the significance of the designated and non-designated heritage assets which have the potential to be affected by the application proposals have been described in this statement. A clear understanding and appreciation of the significance of the heritage assets has informed the evolution of the proposals.
- 6.3 This report has concluded that the application proposals preserve the significance of the identified assets including the Thakeham Conservation Area and the Old House and Yard NDHA's.
- 6.4 The application proposals are in accordance with the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF (2024) and relevant regional and local policy and guidance, including Horsham District Council Planning Framework (2015) and the Thakeham Neighbourhood Plan (2017).

Appendix A – Heritage Planning Policy & Guidance

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law⁴ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas. Similarly, it has also been proven that weight must also be given to heritage benefits.

National Planning Policy

National Planning Policy Framework (NPPF) December 2024

The National Planning Policy Framework (NPPF) was published on the 12th of December 2024 and sets out the Government’s planning policies for England and how these are expected to be applied. It has

⁴ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, 'Achieving well-designed and beautiful places', Paragraphs 131 to 141, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 202-221, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 204 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 207 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 208, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraph 209 adds that where there is evidence of deliberate neglect of or damage to a heritage asset the deteriorated state of the heritage asset should not be taken into account in any decision.

Paragraphs 210 to 221 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 212 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 215 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Paragraph 216 notes that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. Adding, that in weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 217 stipulates that local planning authorities should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

In addition, Paragraph 219 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 220 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (NPPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide

more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important, and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015); 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015); and 'GPA3: The Setting of Heritage Assets (December 2017).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents, Historic England has published several core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These documents include: 'HEAN1: Conservation Area Appraisal, Designation and Management (Second Edition,

February 2019); 'HEAN2: Making Changes to Heritage Assets' (25th February 2016); and 'HEAN3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these, 'HEAN4: Tall Buildings' (December 2015); 'HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021); 'HEAN10: Listed Buildings and Curtilage' (21st February 2018); and 'HEAN12: Statements of Heritage Significance' (October 2019). Collectively, these Advice Notes provide further information and guidance in respect of managing the historic environment and development within it.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can 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 its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

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 and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

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. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

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, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise, vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies 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, as well as further weighing

up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights 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 within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;

- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 7 (HEAN7): Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021)

First published by English Heritage in 2012 under the title 'Good Practice Guide for Local Heritage Listing', HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage supersedes the first edition of the published guidance; Historic England Advice Note 7: Local Heritage Listing (2016), reflecting the changes made to the Planning Practice Guidance in 2019.

The updated advice seeks to support communities and local authorities in the introduction of a local heritage list in their area or for those wishing to make changes to an existing list which may have already been adopted. It observes the value of a local heritage list and seeks to adopt a consistent and accountable approach to the identification and management of heritage assets at a local level.

Historic England notes that inclusion on a local heritage list based on sound evidence and criteria delivers a consistent and accountable way of recognising non-designated heritage assets, no matter how they are identified, to the benefits of good planning for the area and of owners, developers and others wishing to understand local context fully. By providing clear and up-to-date information, backed by policy set out in the NPPF (2019), a local heritage list which has been available on the website of a local planning authority and via the Historic Environment Record (HER) provides clarity on the location and identification of non-designated heritage assets.

Regarding the identification of non-designated heritage assets, Historic England builds on the guidance set out in Planning Practice Guidance (2019) in defining a non-designated heritage asset, highlighting that they can be identified in several ways, including:

- Local Heritage Lists;
- Local and Neighbourhood Plans;
- Conservation Area Appraisals and Reviews;
- Decision-making on planning applications.

Whilst the advice notes that planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, it highlights that they are still important, referring to the importance of paragraph 197 of the NPPF (2019), which requires local planning authorities to take into account the desirability of sustaining and enhancing the significance of such heritage assets.

This document draws on good practice across the country in developing a new local heritage list or making improvements to an existing one. Importantly, this advice should be seen as a starting point. In order to remain flexible enough to respond to local needs, decisions on the ways in which assets are identified, and the system adopted for managing the local heritage list, are matters for local planning authorities and their communities. This advice does, however, set out methods for setting up and managing a local list to provide ideas on how this might be done, including providing a clear criterion setting commonly applied selection criteria for assessing the suitability of assets for inclusion in a local heritage list.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Local Policy

The Horsham District Council Planning Framework

The Horsham District Council Planning Framework was adopted in 2015 and contains the following relevant policy:

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 improve 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.

The emerging draft Horsham District Council Local Plan contains the following draft policy relating to the historic environment:

Policy 35: Heritage Assets and Managing Change in the Historic Environment

The Council recognises that heritage assets, both designated and non-designated, and their settings are an irreplaceable resource, and as such the Council will preserve 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, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record. Proposals to alter or extend Listed Buildings, including curtilage listed buildings, must be accompanied by a Heritage Statement;
2. Reflect the current best practice guidance produced by Historic England and Conservation Area Character Statements;
3. 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;
4. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings and features including trees, fabric and materials;
5. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Change of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and
6. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, and provide assessments as appropriate.

Proposals which would cause substantial harm to, or loss of a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.

The Thakeham Neighbourhood Plan

The Thakeham Neighbourhood Plan was adopted in 2017, the following is relevant to the built heritage assessment:

Thakeham 7: Heritage Assets

Development proposals within the designated Thakeham Conservation Area, as shown on the Policies Map, will be supported provided they can clearly demonstrate that:

- i. any harm to the historic significance of the Conservation Area and its setting will be less than substantial; and that any such harm is outweighed by the provision of a clear and sustained community benefit;
- ii. they preserve the special contribution of the rural character of heritage assets to their special interest, including the green setting of the Conservation Area and historic farmsteads.

This Policy seeks to sustain and enhance the significance of the heritage assets of the Parish by resisting proposals for the development of land in the designated Conservation Area or its setting that will cause substantial harm, as defined in the NPPF.

The local community is concerned that the special character of the Conservation Area is being gradually eroded by inappropriate alterations and improvements. In the absence of an up-to-date appraisal of the Area, this Policy seeks to ensure proper attention is paid to the quality of proposals being submitted by applicants. For example, proposals that affect the landscape and townscape character of the area, including cuttings into the banks, will undermine an essential characteristic of the Area, Thakeham 10 applies.

Similarly, the fields surrounding the Area and its many listed buildings provide a crucial setting that defines their cumulative special character. Those that create the setting for individual listed farmsteads in the Parish should also be protected. The Sustainability Appraisal indicates that this Policy is consistent with the sustainability framework, especially in ensuring that proposals sustain and enhance heritage assets and their settings.

