



# HERITAGE STATEMENT

LAND TO THE EAST OF TILLETTS LANE, WARNHAM

PROJECT REF: GB0824  
DATE: 30 MAY 2025



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**Project Ref:** GB0824

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# 1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Gingerbread Heritage Ltd. on behalf of The Lucas Broadbridge Heath Trust, the owners of Land to the East of Tilletts Lane, Warnham, the application site. It relates to the erection of 59 dwellings (35% affordable) with associated open space, landscaping, parking, access and drainage infrastructure. The site is within the jurisdiction of Horsham District Council and has been allocated within the Warnham Neighbourhood Plan (WNP) under Policy W6 for residential development for a minimum of 50 dwellings.
- 1.2 The application site is currently an area of undeveloped land to the east of Tilletts Lane. A search of the local HER shows that the site is partially within the Warnham Conservation Area (it is only the access to the site from Threestile Road which is within the conservation area), with the remainder of the site within its setting. It is also within the setting of 15 listed buildings.<sup>1</sup> However, due to the limited potential for an effect on their significance by the change at the application site, a number of these have been scoped out of this assessment as suggested at pre-application stage. It is therefore proposed to only assess the effect of the new development on the significance of the following listed buildings which have the most ability to be affected by the proposed new development within their setting; Old Manor House, Barn to North East of the Old Manor House (both grade II), The former Village School (grade II), The Sussex Oak Inn (grade II) and Stables adjoining No2 (The Sussex Oak Inn) on South Side for completeness.
- 1.3 Within the conservation area appraisal and management plan produced by Horsham District Council part of the site is identified as being within '*Landscape Fringe 3*'. It is only part of the application site, directly adjacent to the conservation area boundary that is included (see Figure 2).

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<sup>1</sup> The listed buildings within a close proximity to the application site include; 2 School Hill, Barn to North East of the Old Manor House, 6,8 and 10 Church Street, The Old Forge, 12,14 and 16 School Hill, The Former Village School, The Old Manor House, Stables adjoining No 2 (The Sussex Oak Inn) on South Side, April Cottage, Bell Cottage, 4 and 6 School Hill, 18,20 and 22 School Hill, Church Croft, The Sussex Oak Inn, 8 and 10 School Hill, Cobblers (all grade II listed) and The Parish Church of St Margaret (grade I).



Figure 1: Site location plan showing the application site outlined in red. Listed buildings with the potential to be affected are denoted by a blue star. Warnham Conservation Area denoted by yellow wash.

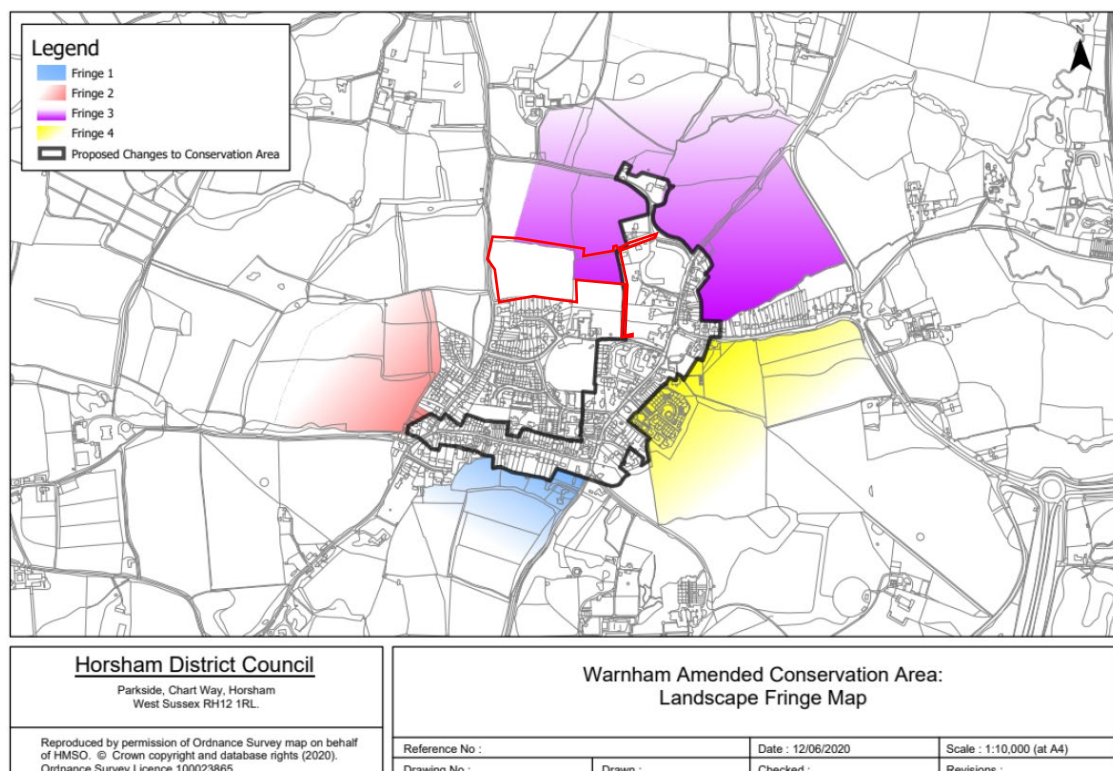


Figure 2: Landscape Fringe Map produced by Horsham District Council showing application site partially within "Fringe 3".





Figure 3: Eastern most field in the application site adjacent to the existing football pitches



Figure 4: Western field, further from the conservation area with access from Tilletts Lane

- 1.4 Pre-application advice was received from Horsham District Council on 17<sup>th</sup> January 2025 (LPA Ref: PE/24/0203). This was largely positive and with regards to heritage stated:



*"In regard to layout, our Landscape Architect has raised concerns with the reduced open space to the site's high point compared to that shown on Figure 5.3 within Policy W6 in that the proposed layout encroaches into this area. However, alternative open space is provided to the south of this area, providing a more open amenity area and better separation from the existing western treed boundary. Furthermore, the units located within the open space section have been sensitively designed such that I consider this proposed layout is still acceptable. I recommend including some justification on the incursion into this open space section to this effect and make sure the landscape assessment picks this up, particularly in terms of visibility and sensitivity.*

*In addition, the Landscape Architect recommends a softer more irregular nature to the northern units to provide a better design transition into the countryside and also reflect the urban fabric experienced within the adjacent conservation area. While the consider the backing of the gardens onto the sites northern boundary helps with this, I recommend exploring opportunities to stagger/reorientate the northern units and include some explanation/justification for the proposed approach with regard to the countryside transition within any submission to address the Landscape Architect's comments.*

*The HDC Conservation Officer reiterates similarly sentiments and has made the following comments:*

*The design of the road junctions should be sympathetic to this rural context. There should be a softening of these points of vehicular and foot traffic to avoid a suburbanising affect. I concur with comments made by the Landscape Architect in regard of the landscape impact. The development should be designed to appear as settlement in the countryside rather than imposed upon it. To this end maintaining the mature tree boundaries and treating surfaces and street lighting with a sympathy for the rural setting is essential...*

*I would expect an assessment of the impact within the setting of the conservation area as part of any planning application. I would also expect a montage provided to show the visual impact of the development when viewing the village from Knob Hill."*

- 1.5 Following this advice the application has been revised to respond to the landscape architect and conservation officers comments with regards to the layout and detailing of the new houses.
- 1.6 This Heritage Statement has been prepared to consider the significance of Warnham Conservation Area and the surrounding listed buildings; Old Manor House, Barn to North East of the Old Manor House (both grade II), The former Village School (grade II), The Sussex Oak Inn (grade II) and Stables adjoining No2 (The Sussex Oak Inn) on South Side (grade II) which may be affected by a change within their setting and to assess the effects of the proposed works on their significance. A site visit was undertaken on 17 April 2024.





## 2.0 POLICY AND GUIDANCE

### LEGISLATION

- 2.1 The Planning (Listed Building and Conservation Areas) Act, 1990 sets out the law where the proposed works would have the potential to affect the historic environment.
- 2.2 The decision maker is required by Sections 16(2) and 66(1) to have “*special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*”
- 2.3 A similar duty is required with regards to conservation areas with section 72(1) of the Act stating:

*“In the exercise, with respect to any buildings or other land in a conservation area, of any [F1]functions under or by virtue of] any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

### NATIONAL PLANNING POLICY FRAMEWORK 2024

- 2.4 The National Planning Policy Framework (NPPF), most recently revised in December 2024, sets out the government’s planning policies for England and how these should be applied. The NPPF seeks to achieve sustainable development by pursuing economic, social and environmental gains simultaneously.
- 2.5 In respect of the historic environment the specific policies relating to this are contained at Section 16 of the NPPF.
- 2.6 Paragraph 207 states that in the determination of applications, local planning authorities should require an applicant to describe the significance of any heritage assets identified, including any potential contribution to its setting. The level of detail should be proportionate to the significance of the asset and no more than is needed to understand the potential impact on that significance as a result of the proposals.
- 2.7 Paragraph 210 states:
 

*“In determining applications, local planning authorities should take account of:*

  - a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
  - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
  - c) the desirability of new development making a positive contribution to local character and distinctiveness.”*
- 2.8 Paragraphs 212-216 of the NPPF relate to decision taking in relation to proposals that would result in harm to designated heritage assets and introduces the concepts of substantial and less than substantial harm. Paragraph 213 sets out that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 2.9 Paragraph 214 refers to substantial harm and states:



*“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.”*

2.10 Substantial harm is considered by the courts to drain away the significance of a heritage asset and is a high test, as reflected in the wording of the National Planning Policy Guidance (NPPG).

2.11 Paragraph 215 relates to less than substantial harm and says:

*“Where a development proposal will lead to 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, where appropriate, securing its optimum viable use.”*

2.12 Paragraph 216 states that with regards to non-designated heritage assets:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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.”*

2.13 Paragraph 219 requires that local authorities 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. Proposals that preserve elements that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

## **LOCAL PLANNING POLICY**

### **Horsham District Planning Framework 2015**

2.14 Horsham District Council is currently consulting on a new Local Plan. The current Local Plan is contained within the Horsham District Planning Framework 2015. The heritage related planning policies of relevance to this application are outlined below.

2.15 Policy 2 – Strategic Policy: Strategic Development contains a specific policy regarding heritage which states:

*“To maintain the district’s unique rural character whilst ensuring that the needs of the community are met through sustainable growth and suitable access to services and local employment, the spatial strategy to 2031 is to:*





*...13. Support development which protects, conserves and enhances the District's built heritage whilst ensuring that new development is safe, well designed, adapts to climate change and helps to reduce the District's carbon emissions."*

2.16 Policy 32 – Strategic Policy: The Quality of New Development says:

*"High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to:*

- 1. Provide an attractive, functional, accessible, safe and adaptable environment;*
- 2. Complement locally distinctive characters and heritage of the district;*
- 3. Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit;*
- 4. Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
- 5. Help secure a framework of high quality open spaces which meets the identified needs of the community."*

2.17 Policy 34 – Cultural and Heritage Assets states:

*"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."*



## Warnham Neighbourhood Development Plan

- 2.18 Warnham Neighbourhood Development Plan (WND) is also of relevance to this application. Policy W6 sets out the principle of development at the application site with a minimum of 50 new dwellings and sets out the criteria against which a scheme will be assessed as:

- a) the provision of a minimum of 50 dwellings;*
  - b) the provision of affordable housing which meets the requirements of Horsham District Planning Framework Policy 16, with the expectation that all affordable housing provision shall be made on-site;*
  - c) the provision of a range of house types in accordance with Policies W3, W4 and W5 of this plan;*
  - d) the provision of accessible public green space within the site commensurate with the scale of development;*
  - e) the provision of space within the road system or by means of a car park to permit occasional parking of up to ten vehicles in proximity to the football pitch;*
  - f) the provision of appropriate access into the site for vehicles, and segregated access to the site by cyclists and pedestrians from Threestile Road and Church Street;*
  - g) the retention and enhancement of trees and hedgerows on the western boundary of the site (except where required to provide access to the site);*
  - h) the provision by landscaping of a buffer on the southern edge of the site adjacent to the housing in Freeman Road to minimise visual intrusion to existing properties;*
  - i) the provision of a buffer zone to the north of the football pitch to accommodate visitors and spectators to football matches;*
  - j) the retention and enhancement of the established hedge along the northern boundary of the site;*
  - k) provision for a footpath link to the existing footpath network: paths 1428 and 1429 and 1430, adjacent to the established hedgerows, and Tilletts Lane;*
  - l) the provision of a footpath link from the south-west corner of the site to Tilletts Lane; and*
  - m) the development shall respect the amenity of neighbouring properties, conserve heritage assets in the Conservation Area and the setting of relevant listed buildings.*
- 2. Proposals for new and improved utilities infrastructure will be encouraged and supported in order to meet the identified needs of the community."*

## **GUIDANCE**

*Historic England's Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015 (GPA2)*

- 2.19 Historic England's Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment 2015 (GPA2) has been consulted in undertaking this report.



- 2.20 GPA2 provides a suggested staged approach to decision-making where there may be a potential impact on the historic environment. This begins with ensuring a good understanding of the significance of affected assets and how that understanding should be used to avoid or minimise impacts of the proposal, then look at ways in which opportunities can be taken to enhance or better reveal significance and finally to justify or offset remaining harmful impacts.

*Historic England's Historic Environment Good Practice Advice in Planning: 3 (2nd Edition): The Setting of Heritage Assets (GPA3)*

- 2.21 GPA3 provides a broad definition of setting as the surroundings in which a heritage asset is experienced, which may therefore be more extensive than the curtilage of an asset. While views will be an important part of this experience of setting, it may also incorporate further environmental factors such as dust, noise and vibration from other land uses.

- 2.22 The guidance recommends a stepped approach to assess the impact of a proposal on the significance of heritage assets as derived from their setting:

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.

*Warnham Conservation Area Appraisal and Management Plan (2020)*

- 2.23 Warnham Conservation Area Appraisal and Management Plan (September 2020) is a material consideration in the determination of planning applications and appeals. This document has been considered when preparing the following assessment of significance and the potential effects of the development on the character and appearance of the conservation area.



## 3.0 HERITAGE ASSETS

### SIGNIFICANCE

3.1 The term 'significance' was introduced by Historic England (formerly English Heritage) in the 2008 publication *'Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment'*. Heritage professionals now widely use it to describe the various elements that contribute to a heritage assets significance.

3.2 The NPPF defines significance as:

*"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."*<sup>2</sup>

- Architectural interest: *"To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms."*<sup>3</sup>
- Historic interest: *"To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing."*<sup>4</sup>
- Artistic interest: *"The influence of human imagination and skill to convey meaning through all forms of creative expression on the physical properties of a place and its setting or on their associations and appreciation. Artistic interest may relate to the influence of a place on art as well as the use of skill and design embodied in its fabric."*<sup>5</sup>
- Archaeological interest: *"There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them."*<sup>6</sup>

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<sup>2</sup> Annex 2: Glossary, National Planning Policy Framework(opens in a new window), Ministry of Housing, Communities & Local Government, June 2019

<sup>3</sup> Principles of Selection for Listings Buildings, DCMS, 2010

<sup>4</sup> Ibid.

<sup>5</sup> Conservation Principles Consultation Draft, 2017

<sup>6</sup> Annex 2: Glossary, National Planning Policy Framework(opens in a new window), Ministry of Housing, Communities & Local Government, June 2019



## HISTORIC BACKGROUND

### *Warnham*

- 3.3 The following history of Warnham has been summarised from the Warnham Conservation Area Appraisal and Management Plan produced by Horsham District Council (2020).
- 3.4 Warnham village is located two miles north-west of Horsham. It sits within a hollow in the landscape and is surrounded by agricultural and woodland. The name Warnham is believed to refer to a grazing place for feral stallions which roamed the forest.<sup>7</sup>
- 3.5 The village of Warnham likely grew from a cleared area within the principally wooded landscape for the grazing of swine.
- 3.6 During the 12<sup>th</sup> century a larger outlying community of a physically separate manor grew utilising its roadside position and proximity to water in the valley. Historic evidence suggests there would have been a number of farmsteads by the 12<sup>th</sup> century which now form the historic core of the village.
- 3.7 A tithing of Warnham is mentioned in 1166, but despite evidence of a 12<sup>th</sup> century church, likely in the location of the existing building, it is inconclusive if there was a nucleated settlement in the medieval period.<sup>8</sup> The church itself has been subject to extension and alterations over the centuries, most notably by Sir Arthur Blomfield in 1885.
- 3.8 In 1334 Warnham village had the second highest tax assessment in the hundred of Steyning which suggests a dense but scattered population in the parish at this time.<sup>9</sup>
- 3.9 A new road was created from Horsham via Warnham to Dorking and Epsom in 1755. Richard Budgen's map of 1724 shows the route going along School Hill and continuing northwards on to the A24. Following the creation of this new route a number of polite houses were built along School Hill to reflect the status of the new road.
- 3.10 Warnham Court was established in 1829 and the associated parkland created at the same time is an important element for the context of the village. Warnham Court Farm was constructed in the centre of the village before 1870 and was the impetus for further development along Church Street.
- 3.11 In 1867 a cluster of Victorian terraces, used by the workers in the local brickworks, were built following the introduction of the railway and creation of Warnham Station and Station Road.
- 3.12 Additional development was undertaken to the east of Tilletts Lane to accommodate population growth in the 20<sup>th</sup> century, firstly by the provision of local authority housing in the 1920s and 1930s and then by way of additional infill development and redevelopment of part of the Warnham Court Gas Works in the early 2000s.

<sup>7</sup> A P Baggs, C R J Currie, C R Elrington, S M Keeling, A M Rowland, 'Warnham', in *A History of the County of Sussex: Volume 6 Part 2, Bramber Rape (North-Western Part) Including Horsham*, ed. T P Hudson (London, 1986), *British History Online* <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp203-207> [accessed 6 April 2025].

<sup>8</sup> *Ibid*

<sup>9</sup> *Ibid*

## Historic Mapping

- 3.13 The following maps show the changes to the context of the application site from 1874 onwards.



Figure 5: Warnham Parish Tithe Map 1840

- 3.14 The 1840 Tithe map shows the application site as undeveloped land containing two parcels - numbers 867 and 865. The accompanying apportionment shows the landowner is Sir Timothy Shelley and the occupier is James Harding. The use is recorded as Public House Field (867) and Brookes Field (865).
- 3.15 The Tithe Map shows the nearby listed buildings included in this assessment. Old Manor House and Barn to the East of Old Manor House are both shown on the Tithe Map, but under the name '*Gardens Farm*' parcel 877. The accompanying apportionment records Sir Timothy Shelley as the landowner and James Harding as the occupier. The use is shown as '*House and Homestead*'.
- 3.16 Sussex Oak Inn and Stables adjoining No.2 are also present on this map at parcel 863. The accompanying apportionment records the landowner as Charles Reed and the occupier as George Mitchell. The use is shown as '*House and Garden*'.
- 3.17 The Former Village School was not erected until 1878 and is not present on the Tithe Map.



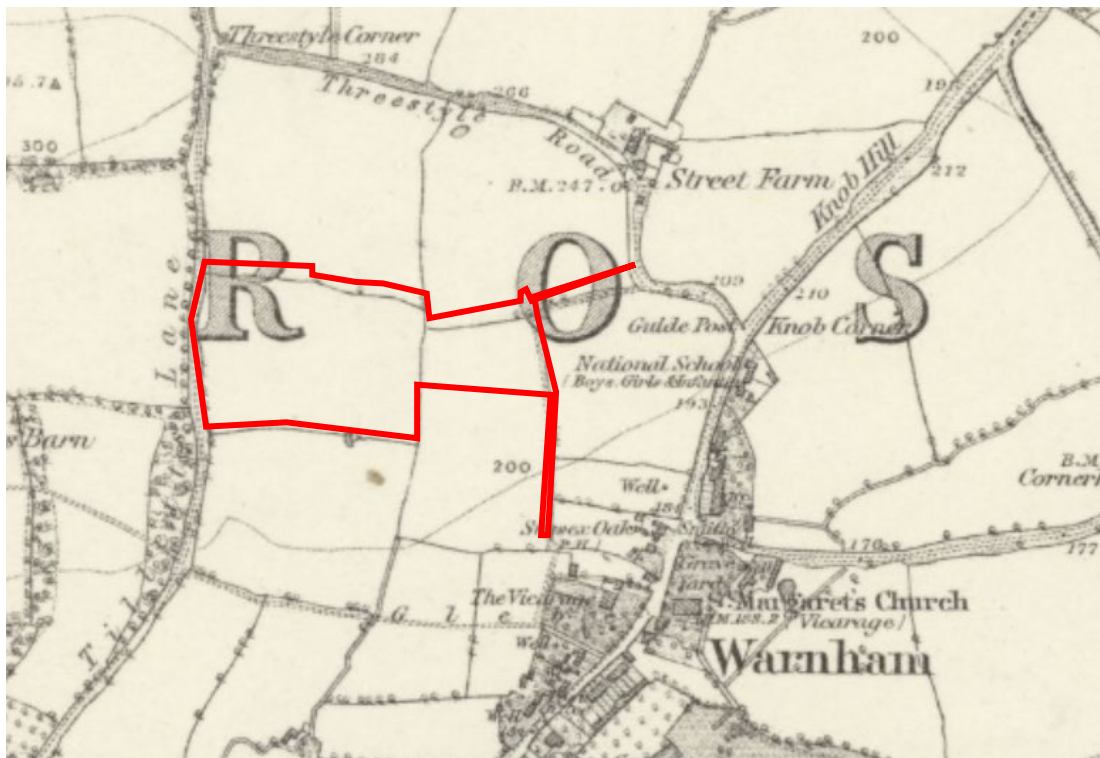


Figure 6: Surrey Sheet XLVII Surveyed: 1870 to 1871, Published: 1874

- 3.18 The application site is shown as undeveloped land on the 1874 Ordnance Survey (OS) map. The historic mapping shows this has not changed from at least the early 19<sup>th</sup> century to the present day. The field boundaries however do appear to have been altered between this map and present day.
- 3.19 The setting of the identified listed buildings shows little change between the 1840 Tithe map and the 1874 OS Map. The Old Manor House and Barn to the east are both shown in roughly the same footprint and plot to the north-east of the application site. On the 1874 OS map the National School (now the Former Village School) is present for the first time. This map also shows the Sussex Oak Inn named on the map and the stable building to the south of this. There appears to be little change to the footprint of either of these buildings. The wider setting of all the listed buildings remains the same, with little new development shown in Warnham between the 1840 Tithe map and 1874 OS map.
- 3.20 Warnham village is characterised on the 1874 OS map as having a distinct development pattern located along Friday Street to the south side with open fields beyond. The pattern of development then changes to have buildings along the northern side getting more built up at the junction with Church Street. A large amount of the development along School Hill had been completed by this time. The built form of the village is focused around the main access routes of School Hill, Church Street and Friday Street.

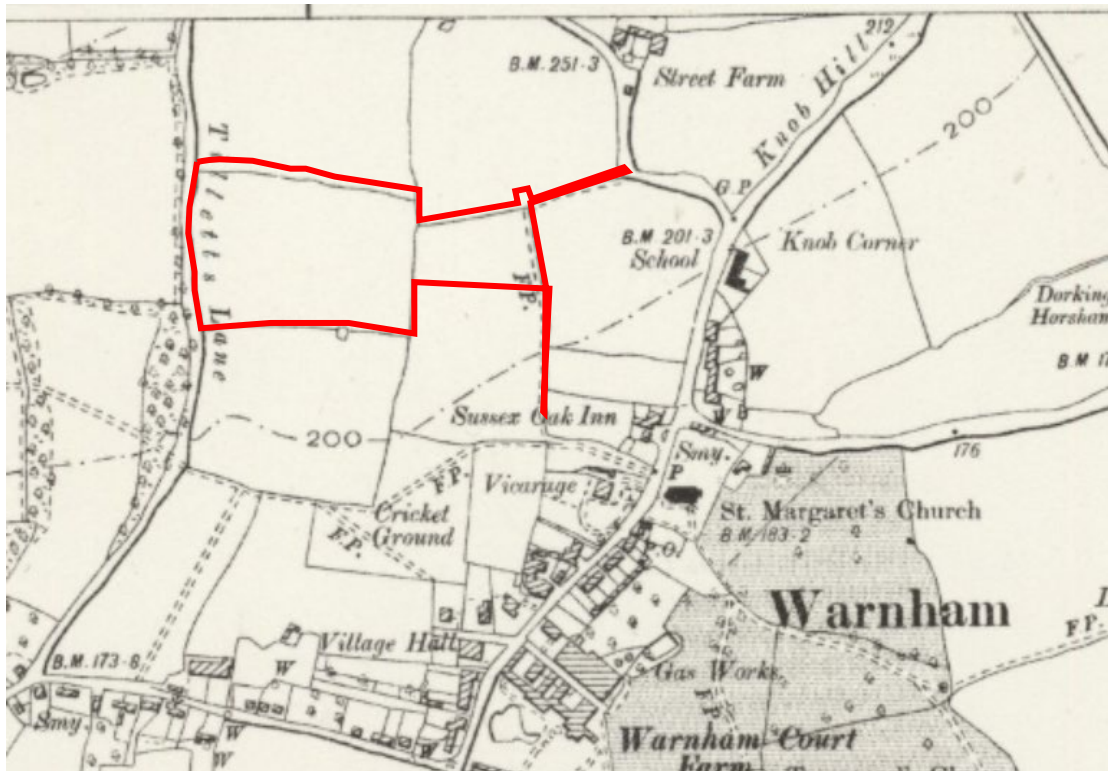


Figure 7: Sussex Sheet XIII.NE Revised: 1895 to 1896, Published: 1898

- 3.21 The 1898 OS map shows some changes to the footprint of Former Village School and Old Manor House with both showing enlarged properties suggesting they have both been extended and altered between 1874 and 1898. There is no notable change to the Sussex Oak Inn or the Stables Adjoining No.2. There is also little additional change to the development of the village shown on this map which remains along the same principal routes.

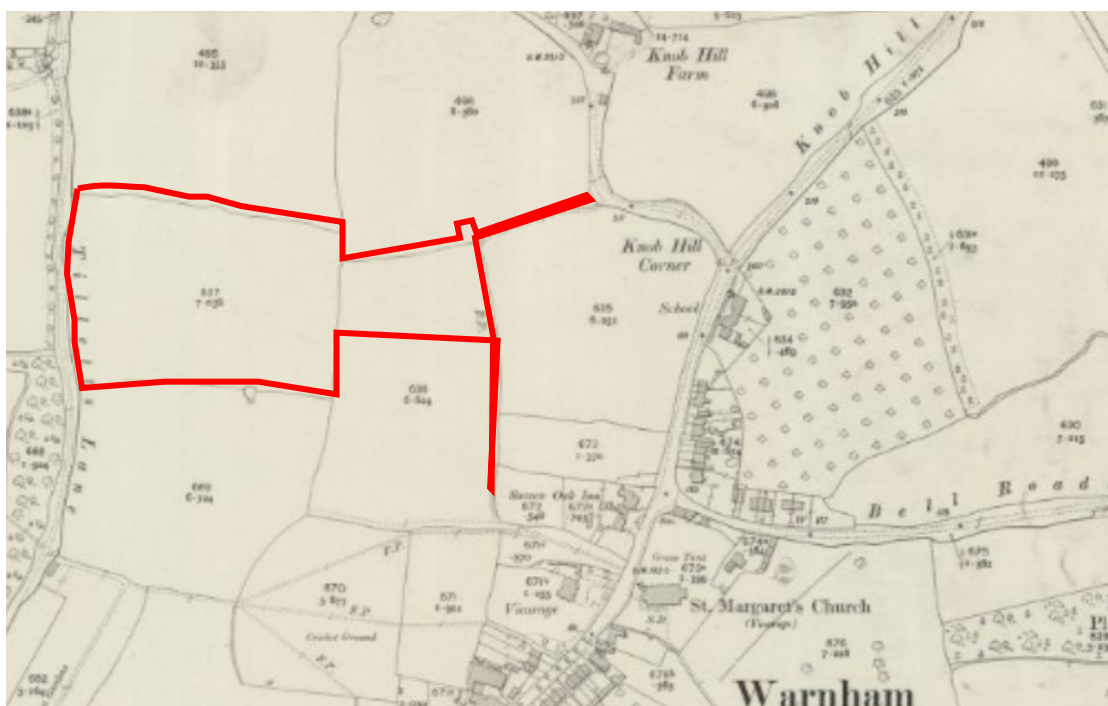


Figure 8: Sussex XIII.3 Revised: 1909, Published: 1912

- 3.22 The 1912 OS map shows the built form of the village in more detail. On this map the Old Manor House can be seen to the north of the village with the footprint of the building and the barn clearly distinguishable. These buildings are contained within their own plot with little surrounding built from. This OS map also shows the name of the farm has changed to Knob Hill Farm.
- 3.23 On the 1912 OS map the footprint of the school is shown clearly for the first time. This is located on school hill to the north of the village and is within its own plot with what appears to be an orchard located behind it to the east. There is no development to the west of this building shown. The Sussex Oak Inn and barn appear on this OS map located in the centre of the village within the historic core of development with the church and vicarage just to the south.
- 3.24 The development of the village is largely as shown on the 1898 OS map although the beginnings of additional development along Bell Street can be seen on this map.

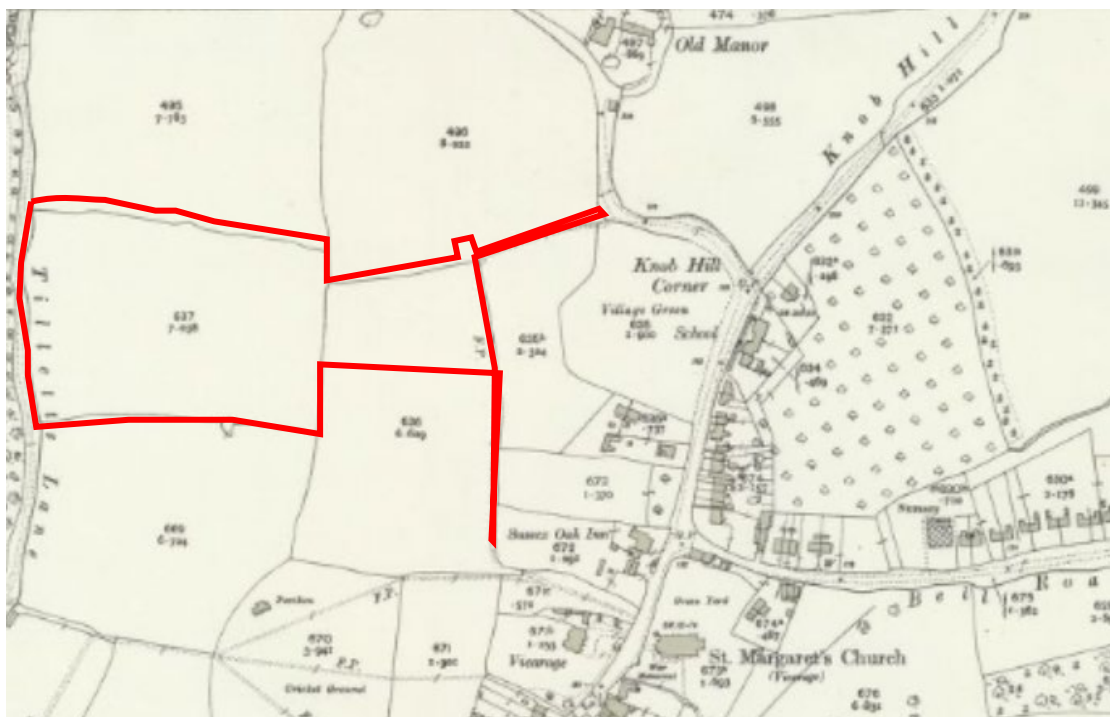


Figure 9: Sussex XIII.3 Revised: 1932, Published: 1934

- 3.25 There is no change to the application site and little change shown to the listed buildings or their settings between the 1912 OS map and the 1934 OS map. The settlement of Warnham also shows little difference to the built form with the exception of some small scale development along the south eastern edge of Tilletts Lane.



## ASSESSMENT OF SIGNIFICANCE

### *Warnham Conservation Area*

- 3.26 Warnham Conservation Area was designated in November 1976 and the boundary was updated in 2020 to remove the cricket area and include a small extension between Farm Lane and Wyvern Place.
- 3.27 Horsham District Council have produced a Conservation Area Appraisal and Management Plan (2020). This has been consulted in addition to a site visit to aid an assessment of significance.

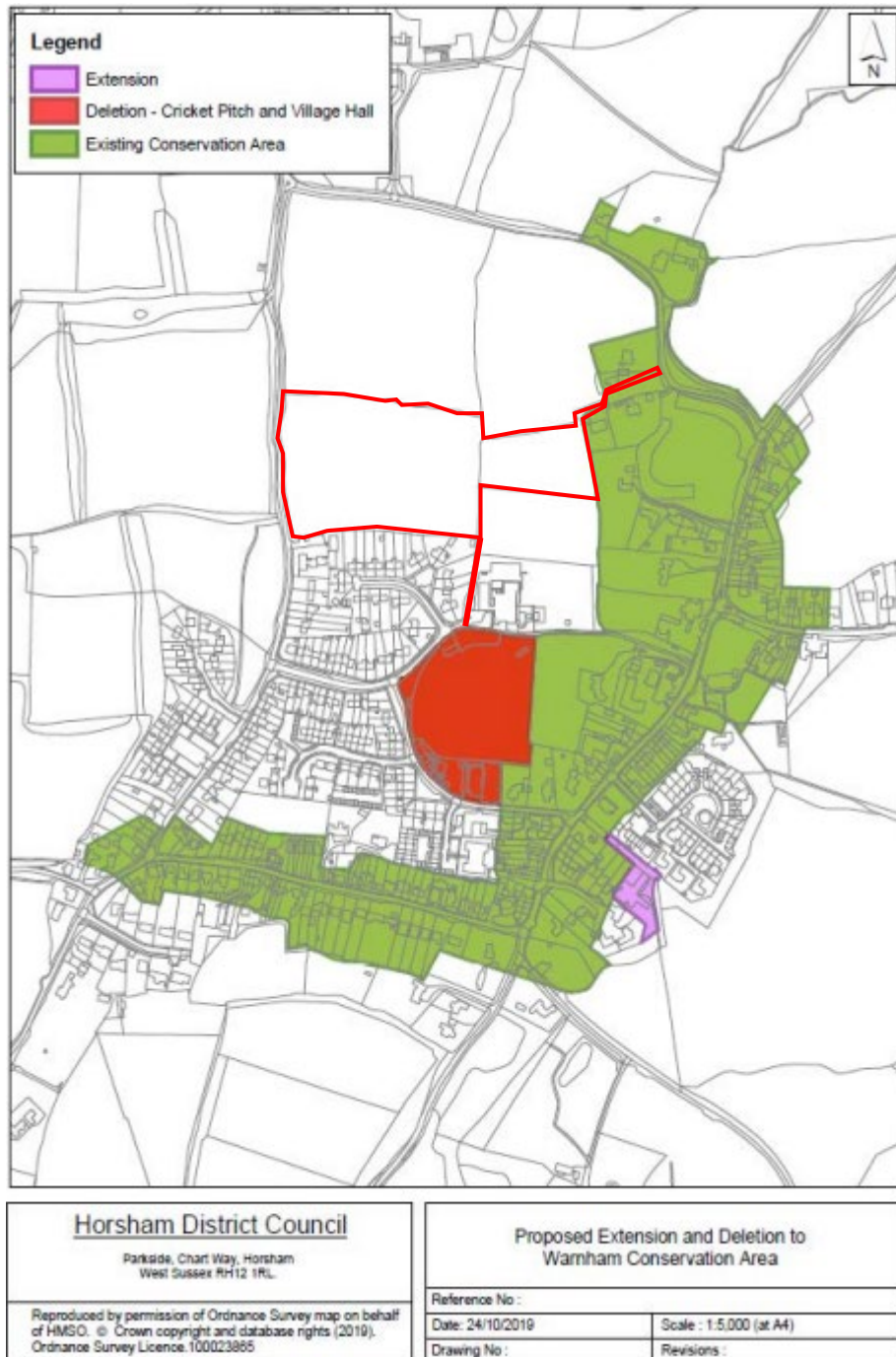


Figure 10: Warnham Conservation Area showing boundary changes in 2020

- 3.28 The conservation area appraisal and management plan produced by Horsham District Council summarises the special interest of the conservation area as:

*“The historic origins and development of the village through the medieval, post-medieval and Georgian periods is still clearly discernible in the surviving townscape.*

- *Many buildings within the Conservation Areas are little altered from the time of their construction and designated in their own right as listed buildings. Many other unlisted buildings contribute positively to local character.*
- *The buildings within the Conservation Areas utilise local building materials in a range of vernacular and historic techniques, establishing and reinforcing a strong sense of place.*
- *There is a clear contrast between the historic core of the settlement and the countryside delineated by the Conservation Area boundary.”*

- 3.29 These elements of the character and appearance of the conservation area are discussed in more detail below.

#### *Heritage Values*

- 3.30 Architectural interest: The conservation area has architectural interest derived from the diversity of its built form which demonstrates the changing building materials and fashions over the centuries. These factors are unified by the use of local/ natural materials which provides homogeneity across the conservation area. Due to the gradual development of the village, the built form can be categorised into largely medieval, Georgian and Victorian buildings. The ages of the buildings is discernible through their materiality and style.



Figures 11 to 14: Examples of the different building typologies within the conservation area



- 3.31 Within the village the oldest buildings (excluding the church) are timber framed, small in scale and between one and two storeys. These buildings are characterised by small casement windows and clay or Horsham slab roof tiles. As the area became richer and styles changed, a number of the buildings were refronted in an attempt to gentrify them and this contributes to the architectural interest of the conservation area.
- 3.32 Built form from the Georgian period is characterised by the use of distinctive brick patterns, sash windows and classical details reflecting building fashions at this time. The more formal appearance of these buildings is reflective of the changing building styles and adds to the diversity of built form within the conservation area.
- 3.33 Victorian buildings within the conservation area are notable as distinctive with gable roofs and clay tiles. These properties have simple plain and patterned bargeboards and bay windows which are characteristic of the Victorian period and provide interest to the built form of the conservation area.
- 3.34 Due to the gradual development of Warnham over the centuries, the historic core of the village creates a distinctive settlement pattern with a linear character from Friday Street widening to Church Street.
- 3.35 An important aspect of the significance of the conservation area is its character as a rural village which is defined by its boundaries and the surrounding landscape which provide long views to the surrounding fields and woodland. Within the conservation area there is an appreciation of the rural character in views through buildings and hedgerows to the wider countryside. Mature trees and hedgerows around domestic garden plots add to the green character of the area, as does the village green which is a large open space within the conservation area.
- 3.36 Historic interest: There is illustrative historic interest derived from the diversity of the built form which demonstrates the different building types and materials through the centuries. The refronting of properties shows the increase in wealth of the area and the changing building fashions. The character of the village as a rural settlement associated with agriculture also contributes to its historic interest.
- 3.37 The conservation area has some associative historic interest due to the buildings within the conservation area including the Former Village School and St Margaret's Church being designed/ altered by Sir Arthur Blomfield (1829-1899).
- 3.38 Artistic Interest: The conservation area is of limited artistic interest. While it may appear in some illustrations or drawings of the area, this is not a primary element of its significance.
- 3.39 Archaeological interest: The conservation area has archaeological interest derived from the built form which shows building techniques and materials through the centuries. This reflects the changing materials available and the technologies in transporting them and their use.
- 3.40 The conservation area does appear to be within or partially within an archaeological notification area, but below ground archaeology is outside of the scope of this report.
- 3.41 Setting: It is clear that the setting of the conservation area is an important part of its character and appearance providing a rural context to the village and demonstrating its previous association as an agrarian settlement. The surrounds of the conservation area are comprised of open fields, hedgerows and clusters of woodland. There are a





number of views throughout the conservation area to the open countryside beyond the settlement.

- 3.42 On approach to the conservation area from Knob Hill the mature hedgerows and trees provide a sense of the rural character of the area on approach to the village.
- 3.43 Contribution of the application site: Within the conservation area appraisal the site is noted as being partially within Landscape Fringe 3 which contributes to the rural character of the conservation area. It is noted there are views out of the conservation area towards this fringe through the gaps in hedgerows from School Hill.
- 3.44 Within the conservation area appraisal a number of views are identified as being important to an appreciation of the character and appearance of the conservation area. The application site is not included within these important views.
- 3.45 The application site forms part of the rural context of the village, currently being undeveloped land on the outskirts of the conservation area. While it contributes to the green character of the conservation area, the location of Tilletts Lane to the east of the site creates a sense of separation from the wider countryside and interrupts the longer views out to the surrounding countryside.
- 3.46 The new development to the south of the application site and the historic development to the south-east look to the existing built form of the village and provides a sense that the fields of the application site are not part of the wider countryside character, but form an area of land enclosed by roads that allow for approaches to and from the historic core of the village. While the site makes a contribution to the green character of Warnham, it is not an area of pristine countryside unaffected by previous development.
- 3.47 In views on approach to Warnham from Threestile Road, outside of the conservation area there is visibility to the application site, but this is beyond an open field and through mature tree and hedgerow vegetation.
- 3.48 In summary the application site does make a small contribution to the setting of the conservation area by reflecting its rural and agrarian character, although this has been diluted to some extent by the housing to the south of the site and the roads on approach to the village giving the impression the site falls more within the existing built settlement boundary than part of the wider rural countryside.

### **Old Manor House**

- 3.49 Old Manor House was listed grade II on 22 September 1959 and the list description updated on 28 November 1980. The site is located c.145m to the north of the application site. The list description reads:

*"2. C15 timber-framed house with plaster infilling, first floor partly close-studded, ground floor rebuilt in sandstone. Horsham slab roof. Casement windows. Two storeys. South front has 3 windows and 2 blocked original windows with wooden mullions. East front has a recessed centre with curved braces supporting the eaves and some timbers renewed. Four windows. Later additions to west and north."*





Figure 15: The Old Manor House

- 3.50 This listed building is of significance due to its architectural and historic interest. It is primarily of interest given its age and timber frame construction. Dating to the 15<sup>th</sup> century it is a good example of an early Tudor building, despite later changes and alterations. The use of timber, Horsham slab for the roof and sandstone are all indicative of locally available materials. The building has historic interest as part of a former farmstead. The timber frame is partially exposed on the building and this contributes to its significance in demonstrating building techniques and materials in the local area in the 15<sup>th</sup> century. The later changes to the property show the changing needs of the occupiers and contribute to its archaeological and historic interest. Any surviving features internally, including joinery, fireplaces, decorative finishes and plan form will all further contribute to its significance.

#### **Barn to the North East of the Old Manor House**

- 3.51 The Barn to the North East of the Old Manor House is located adjacent to the Old Manor House and forms part of the historic farmstead. This building is also located c.145m to the north of the nearest point of the application site. The barn was first listed grade II on 28 November 1980. The list description reads:
- "2. C18. Faced with weather-boarding. Hipped slate roof."*
- 3.52 This building is of architectural, historic and archaeological interest as a timber framed barn that formed part of the historic farmstead. Although the list description suggests the building is 18<sup>th</sup> century, the internal structure of the barn, shown in a previous planning application suggests the building has a similar 15<sup>th</sup> century date to the Old Manor House and formed part of a Tudor farmstead. The building has now been partially converted to a residence, but the surviving in-situ timber framing contributes to its significance in demonstrating the construction techniques and its



relationship to The Old Manor House. The original agricultural association of this building has been altered by its conversion to a residence, but it is still legible as a former farm building and contributes to an appreciation of the former function of the historic farmstead.

#### *Setting of Old Manor House and Barn to the North East of the Old Manor House*

- 3.53 Due to the similarity of their setting, an assessment of the contribution this makes to the significance of these buildings is grouped together. The setting of these buildings is largely enclosed within their own plot. Although formerly part of a historic farmstead, this association is now best appreciated from within the curtilage of these buildings. The boundary treatment of the Old Manor House gives the impression of a domestic curtilage, with the Barn to the North East of the Old Manor House not readily visible from the road. An appreciation and understanding of the significance of these buildings is therefore best had from within their own plot, where their former association with a farmstead and relationship with each other can be appreciated and the materiality and construction of the buildings is better understood.
- 3.54 Contribution of the application site to the setting: The application site makes no meaningful contribution to the setting of these listed buildings. Given the distance between the application site and these listed buildings, combined with the sloping topography, there is limited intervisibility. Where the Old Manor House can be glimpsed from the application site, this is primarily to the roof form above the existing trees and hedgerows. It is not an area where the significance of either of these listed buildings can be better appreciated or understood. While the application site is undeveloped land that forms part of the wider rural context of the area, it does not contribute to an appreciation of the former farmstead which historic mapping shows has historically been separated from the plot of the listed buildings by Knob Hill.

#### **The Former Village School**

- 3.55 The Former Village School is a grade II listed building located c.145m to the east of the nearest point of the application site. It was first added to the national heritage list on 28 November 1980. The list description reads:

*"2. Now disused and empty. 1878. Sir Arthur Blomfield, Architect. One storey. Seven windows. Red brick. Tiled roof. Casement windows. Projection with 2 tile-hung gables at north end and pointed stone doorway. The larger gable has a window of 2 tiers of 4-lights with stone millions and transoms. Towards the south end is a further projection with large gable containing elaborate timbering and window of 3 tiers of 4-lights. Pointed stone doorway to north of this, with bell turret over surmounted by a spire."*





Figure 16: Former Village School

- 3.56 The Former Village School has architectural interest derived from its design which incorporates aspects of the Arts and Crafts movement in its style as well as Gothic Revival which the architect (Sir Arthur Blomfield), is well known for. The building uses traditional materials of brick, clay tiles, timber windows and stone to provide detailing to the building and contributes to its architectural interest.
- 3.57 There is both illustrative and associative historic interest found in the Former Village School. The design of the building by Sir Arthur Blomfield provides associative interest and its function as a school and school masters house demonstrates the needs for such an institution in the late 19<sup>th</sup> century following the Education Act 1870.
- 3.58 There is limited artistic and archaeological interest associated with the building given its age and function.
- 3.59 Setting: The setting of this building is comprised of its location within the village. It is located on School Hill and this road was laid out at a time when there was additional development within the village of a more polite character reflecting the wealth of the area. The setting of the building contributes to an appreciation and understanding of its significance by demonstrating the community it was built to serve. It is readily visible across the village green and is located amongst some of the grander houses within the conservation area reflective of its construction date and changes happening within the village.
- 3.60 Contribution of the application site: The application site makes no meaningful contribution to the significance of this building by being within its setting. There is limited intervisibility due to the existing boundary treatments and built form. However, where the application site can be seen from the listed building and vice versa, this is not an area where the significance of the Former Village School can be better appreciated or understood.

### The Sussex Oak Inn

- 3.61 The Sussex Oak Inn is a grade II listed building located c.110m to the south-east of the nearest point of the application site. It was first added to the list on 28 November 1980. The list description reads:

*“2. The front portion is L-shaped. The oldest part is the south wing, which is probably C17. Ground floor painted brick, above faced with weather-boarding. Horsham slab roof. Casement windows. Two storeys. One window. The main part of north-east wing is early C19. Two storeys. Three windows. Painted brick. Eaves cornice. Slate roof. Glazing bars intact. Later C19 wing behind to north-west.”*



Figure 17: The Sussex Oak Inn

- 3.62 This building is of significance due to its age and vernacular character. The building dates to the 17<sup>th</sup> century and was previously a house before being converted to a pub. The building utilises local materials; timber, Horsham slab, clay tiles, and weatherboarding. It has been refronted in painted brick with sash windows. There is evidence of alteration to the building in the scarring on the gable end which shows the building has been changed and adapted over time to provide for its different uses. Internally, the features that survive including the exposed timber framing, the bar and inglenook fireplace all contribute to its architectural interest. The building has clear historic interest as a dwelling and then a public house. Archaeological interest is derived from the age of the building and its vernacular character which provides evidence of building materials and construction techniques in the 17<sup>th</sup> century. There is limited artistic interest associated with the public house.

### Stables Adjoining No2 (The Sussex Oak Inn) on South Side

- 3.63 Stables Adjoining No2 is a grade II listed building, also located c.110m to the south-east of the nearest point of the application site. It was first added to the list on 28 November 1980 and the list description reads:

*“2. C17 timber-framed building on a stone base with painted brick infilling, first floor faced with weather-boarding. Tiled roof. two storeys. Two windows.”*





Figure 18: Stables adjoining No2 (The Sussex Oak Inn) on South Side

- 3.64 This building is primarily listed for its age and association with The Sussex Oak Inn. As a former stable/ barn to the building it suggests The Sussex Oak Inn was either a house for a relatively wealthy family, or provided a stable function for a previous public house, prior to 1840 when the Tithe map records it as a house. The timber framed building with painted brick and weatherboarding is of architectural interest in demonstrating a vernacular building in the 17<sup>th</sup> century and its similarity to The Sussex Oak Inn. There is archaeological interest derived from its materiality and construction which provide evidence of building practices in the 17<sup>th</sup> century.
- 3.65 Setting: The setting of both The Sussex Oak Inn and the Stables Adjoining No.2 is comprised of their location within the historic core of the village. An ability to appreciate their contribution to the development of Warnham is best had from along Church Street/ School Hill where the buildings can be seen as part of the historic townscape. The significance of these buildings is principally derived from their age and construction which is appreciable from the immediately surrounding area. The relationship of the two buildings also contributes to their significance and can be seen from the immediate area surrounding them where their similarity of age, construction and association can all be appreciated and understood.
- 3.66 Contribution of the application site: The application site makes no meaningful contribution to the significance of either of these listed buildings. The distance, built form and mature tree planting between the application site and these buildings means there is no real ability to appreciate or understand their significance from the application site.

## 4. PROPOSED WORKS

4.1 The proposed works are for:

- The erection of 59 dwellings comprising a mix of 1-4 bedroom homes.
- A tenure blind development which is 35% affordable.
- The construction of two vehicular/pedestrian accesses: one off Tilletts Lane and one off Threestile Road.
- An internal arrangement providing a connected network for pedestrians and cyclists but disconnected for vehicles with 1/3 of dwellings accessed via Tilletts Lane and 2/3 of dwellings accessed via Threestile Road.
- The construction of an additional new pedestrian connection off Tilletts Lane adjacent to 52-82 Tilletts Lane apartments.
- The upgrade on an existing pedestrian access along Footpath 1430 between Threestile Road and Church Street.
- A variety of landscaped public open spaces including orchards, meadows, a Local Area for Play (LAP) and Local Equipped Area for Play (LEAP).
- Drainage infrastructure including attractive surface water attenuation features, pumping station, and ancillary works to the new development as well as to correct historical water runoff issues.
- Visitor on-street parking and dedicated parking for the adjacent playing fields.
- Retention and enhancement of trees and hedgerows as buffer planting to improve landscape and ecological value as well as protect the adjacent Warnham Conservation Area.
- Associated on-Site infrastructure including road, footway, and cycleway provisions.
- Off-Site infrastructure improvements to Tilletts Lane and Threestile Road.

4.2 Careful consideration has been given to the setting of the conservation area as part of the design. In the field closest to the conservation area, the built form has been kept to a minimum with only six of the proposed new houses located here. The new houses have gardens to the rear of the buildings ensuring the hedgerow planting along the field boundary remains and continues to form a rural buffer where there are potential views into the application site from Threestile Road. In the proposed development of the eastern field the green and rural character of the conservation area is preserved by a green buffer providing a community orchard and an attenuation basin. An area of parking has also been included within this field to provide for the football pitch to the immediate south.

4.3 The bulk of the new development has been located within the western field, but this has also been designed to ensure green buffers around the outskirts of the field to preserve a sense of the green and rural character of the village on approach from Knob Hill and Tilletts Lane. Within the design of the new housing on the western portion of the site an informal viewpoint has been included and framed long views to Christ Hospital tower. The layout of the new houses has been designed to blend with the existing village with a range of plot and house sizes in a more informal pattern.



- 4.4 To ensure there will be minimal impact on the character and visual appearance of the area the development will primarily be 2 storeys with garages and car ports of 1 -1.5 storeys.
- 4.5 It is proposed to use materials that will blend with the locality to ensure the development complements the surrounding built form. ADAM Architecture have produced a pattern book that considers the surrounding town and village architecture and has used this to inform the proposed development. For the application site influence has been taken from Warnham to provide “houses” and “cottages” with different eaves heights. These have been interspersed throughout the site to provide a variety of variation as seen within the village. The different roof pitches, materials, eaves heights and topography of the site give variety and interest to the skyline.
- 4.6 The architectural language of Warnham ranges between vernacular to classical. This has been replicated in the design of the buildings throughout the site which reflects this historic character.
- 4.7 Local character has also been reflected in the material palette of the development. It is proposed to use red handmade or stock facing bricks, painted brick, clay plain tile hanging and timber weatherboard. The roofing materials will utilise plain clay tiles and slate.
- 4.8 Hard and soft landscaping has been included within the design to reflect the local character. It is proposed to use a range of native trees and species across the site to blend with the existing character.
- 4.9 Access has been provided from both Knob Hill and Tilletts Lane to spread the traffic and noise associated with vehicles across the site, ensuring it will blend with existing routes and will allow for the majority of house owners to access the site from Tilletts Lane, furthest from the boundary with the conservation area.
- 4.10 Full details of the proposed new housing and layout can be found in the accompanying submission by the project team.

## 5. EFFECTS ON SIGNIFICANCE

- 5.1 The following considers the effects of the proposals on the significance of the identified heritage assets; Warnham Conservation Area, Old Manor House, Barn to North East of the Old Manor House (both grade II), The former Village School (grade II), The Sussex Oak Inn (grade II) and Stables adjoining No2 (The Sussex Oak Inn) on South Side. In accordance with Paragraph 207 of the NPPF the significance of the building has been described in a proportionate manner to understand the potential impact of the proposed development as assessed below.

### **Effects on the Significance of Warnham Conservation Area**

- 5.2 Architectural interest: There will be a slight effect on the architectural interest of Warnham Conservation Area as a result of the development of the site. The area is currently two open fields that are within the green buffer of the conservation area. The new development will introduce built form in this location which will change its character and contribution to the rural setting of the conservation area. However, there has already been development within the setting of the conservation area in this immediate area and adjacent to the site boundaries. The new housing has been given careful consideration to blend with the existing historic character of Warnham and has utilised similar materials and scale of buildings to ensure the new dwellings will blend with the historic built form and appear as part of the evolution of the village.
- 5.3 Within the design of the new development areas of green open space have been incorporated to retain this characteristic of the site. The boundary closest to the conservation area includes for a community orchard and attenuation basin which will preserve a sense of the green character. The new housing has been located throughout the site with differing character areas, reflecting the built form that is found within the village. The density of the housing has been carefully considered to provide an appropriate addition to the site.
- 5.4 The proposed materiality of the new buildings has been influenced by the surrounding historic built form and will allow for the historic character of the village to be retained. The new housing will complement the historic buildings without competing with them. The appropriate bulk, mass and scale of the new built form has been carefully considered to ensure it does not dominate in views into and out of the conservation area, but blends with the built form that can already be seen from some areas of the village. Where the new development will be visible in views to and from the conservation area this will be read as an addition to the village.
- 5.5 Consideration has been given to the site layout to ensure that the new development integrates with the village character of Warnham. The proposed design has included for the retention of historic boundaries and has ensured that surface treatments and street lighting has been sympathetic to the existing character of the area. Throughout the site opportunities for additional trees and hedgerows have been undertaken to reinforce the green character of the site and provide a sense of a rural community that has evolved rather than being imposed. This has helped to mitigate the effect of the new housing development on the rural landscape buffer surrounding the conservation area.
- 5.6 Historic interest: The historic interest of the conservation area will be preserved by the proposed new housing development. While there will be a change to the two fields on the outskirts of the village, the development of the area overtime will





continue to be understood. The existing built form adjacent to the application site has already established built form in this location without diminishing an understanding of the former agrarian character of the village.

- 5.7 The associative historic interest with Blomfield will be entirely unaffected by the proposed development.
- 5.8 Artistic interest: There will be no effect on the artistic interest of the conservation area as a result of the proposed new development. This element of significance is limited and will not be changed by the new housing.
- 5.9 Archaeological interest: The archaeological interest of the conservation area will be preserved by the proposed works. The new housing has been designed to blend with the existing built form and will not detract from the buildings within the historic core of the conservation area. It will not affect an appreciation of the different building materials or their construction techniques which will still be understood. The effects on below ground archaeology are outside of the scope of this report.
- 5.10 Setting: There will be a change to the setting of the conservation area as a result of the proposed new housing. The application site is currently undeveloped land on the outskirts of the village, beyond the village green and near to other areas of later housing. The application site has been included within the Neighbourhood Development Plan as an area which could accommodate 60 houses. The density of the built form is slightly lower than this figure to ensure that a rural buffer around the conservation area is preserved and the eastern portion of the application site, closest to the conservation area has been deliberately designed to have less built form to respect this heritage asset.
- 5.11 New access routes will be provided for entrance to the site from Knob Hill and Tilletts Lane. This will result in an increase in the amount of vehicular traffic coming through the conservation area, but this will be limited by the number of houses that have been located in the area of the site closest to the conservation area. The new access is along a pre-existing route which will remain and will not alter the character and appearance of the conservation area or approaches to it.
- 5.12 There will be a change to views in and out of the conservation area from within it and on approach to it, but the design of the new housing and the layout of the buildings has sought to mitigate the effect on the surrounding area. Where it is visible it will blend with the existing built form and has been sensitively handled to provide a high quality new development. The retention of existing mature trees, hedgerows and scrubland and the addition of new trees and planting in native species will all help to mitigate the effect of the new development.
- 5.13 Overall the proposed new housing will result in a change to the character and appearance of the conservation area by altering part of its rural buffer with new housing. However where this will be most pronounced, in the eastern parcel of land, the effect has been mitigated through the design to minimise the impact. There will only be six units within this location with the majority of the bulk being located in the western field where there is already modern housing adjacent to the site and which makes less contribution to the rural setting of the conservation area. The retention and addition of new planting, the retention of open space, the appropriate finishes and the spread of new access routes through the site will all help to ensure that the historic core of the village is still identifiable as such.



- 5.14 The proposed new housing will result in a low level of less than substantial harm to the character and appearance of Warnham Conservation Area. However, as per the guidance, this has been mitigated by the design and layout of the new housing which has been sensitively designed to complement the existing built form. The low level of less than substantial harm should be weighed against the benefits of the proposals which will result in 59 new houses and other benefits as outlined in the planning statement by Batcheller Monkhouse.

#### **Effects on the Significance of Old Manor House**

- 5.15 There will be no change to the significance of the Old Manor House as a result of a change within its setting. The architectural interest of the building will be unaffected by the proposed new development within its wider setting. The building materials and techniques which are visible when looking to the property (away from the application site) will still be legible. There will be no change to the historic interest of the property (which was previously a farmstead) by the development at the application site. Any association of the application site forming part of the land farmed by owners/occupiers of the Old Manor House has already been lost by the changes to this building which has created a domestic curtilage and separated it from the wider agrarian area.
- 5.16 There may be a change in views from the Old Manor House across the application site where some of the new housing may be glimpsed beyond the mature hedgerows and trees, however these views are not where the significance of the Old Manor House is better appreciated or understood and therefore the development will not affect its significance.
- 5.17 Overall the proposed development of the application site will preserve the significance of the Old Manor House by a change within its wider setting.

#### **Effects on the Significance of Barn to North East of the Old Manor House**

- 5.18 The significance of Barn to North East of the Old Manor House will be entirely preserved by the change within its setting. The proposed development will have no effect on an appreciation of the vernacular building materials or construction techniques. It will not alter an appreciation of the former agricultural function of this building by a change within its setting. The association with the Old Manor House will be preserved by the proposed development.
- 5.19 There will be no change to the significance of the Barn to North East of the Old Manor House by a change within its setting. The application site makes no meaningful contribution to the significance of this building which is more reliant on its relationship with the Old Manor House which will be unaffected.
- 5.20 The significance of this listed building will be preserved by the proposed new housing. The application site is not somewhere the significance of the barn is better appreciated or understood. While there will be a change within the wider setting of the barn, this makes a negligible contribution to the significance of this heritage asset and the change will not affect the special architectural or historic interest of this building.

#### **Effects on the Significance of The Former Village School**

- 5.21 There will be no change to an appreciation or understanding of the architectural, historic, archaeological or artistic interest of this building by a change within its



setting. The design of the building by Blomfield and its loose arts and crafts style with gothic elements will continue to be understood and appreciated. There will be no change to the former function of the building as a village school that has since been converted to housing.

- 5.22 The setting of this building is primarily formed by its location on School Hill, within the village of Warnham which it was built to serve. Its location on School Hill is reflective of Victorian development at this time and demonstrates the relative wealth of those building and occupying houses here at that time. The application site makes no contribution to this aspect of significance.
- 5.23 There are limited views between this building and the application site. Were the former school to be visible this would be at some distance and would not be where the significance of the building is better appreciated or understood.
- 5.24 The development of the application site will have no effect on the significance of this listed building by a change within its setting. The application site makes no contribution to an understanding or appreciation of this asset.

#### **Effects on the Significance of The Sussex Oak Inn**

- 5.25 The significance of the Sussex Oak Inn will be entirely preserved by the proposed development of the application site. The architectural, historic and archaeological interest of this building is derived from its age and construction. As a 17<sup>th</sup> century timber framed and refronted building it has interest in demonstrating the construction techniques and materials at this time as well as at the time of subsequent alterations. There will be no change to this or its function as a dwelling and a public house by the change at the application site.
- 5.26 The setting of this building is comprised of its location within the historic core of the village, reflecting its age. The proposed new development at the application site will not affect this relationship.
- 5.27 There are limited, if any, views to the public house from the application site. Where the new built form may be visible from the grounds of the public house, this is not an area where the significance of the listed building is better appreciated or understood. In views to the application site the public house will either be the focus of views and housing would not be visible beyond this, or the site would be visible from within the grounds of the public house when facing away from the listed building. There would be no change to an appreciation or understanding of the public house by the development of the currently open fields and the significance of this building would be preserved.

#### **Effects on the Significance of Stables adjoining No2 (The Sussex Oak Inn) on South Side**

- 5.28 There will be no change to the significance of this building by a change within its setting. The architectural, historic and archaeological interest of the building is best understood and appreciated through its vernacular appearance and evidence of its construction materials and techniques. The proposed development at the application site would not change this.
- 5.29 The setting of this building is comprised of its location within the village and its relationship with the Sussex Oak Inn. There is very little, if any, visibility between this building and the application site. The proposed new development would not affect an



appreciation or understanding of the former function of this building as a stable, its construction and materiality or its relationship with The Sussex Oak Inn. There will be no harm by the change within its wider setting.

### **Summary**

- 5.30 In summary, the proposed new development at Land to the East of Tilletts Lane, will result in a low level of less than substantial harm to the character and appearance of Warnham Village Conservation Area. As per paragraph 215 of the NPPF this should be weighed against the benefits of the proposals which includes the provision of 56 new houses of high quality design and materiality which reinforces the local character of the area.
- 5.31 There will be preservation of the significance of the identified listed buildings by a change within their setting. There will be no harm to these heritage assets as a result of the proposed development.



## CONCLUSIONS

- 6.1 Land to the East of Tilletts Lane is currently an area of undeveloped land within the village of Warnham. The majority of the proposed application site is outside of Warnham Conservation Area, but the new access route from Knob Hill is within the conservation area. The site is also within the setting of numerous listed buildings, those with the potential to be affected and assessed in this report are; Old Manor House, Barn to North East of the Old Manor House (both grade II), The former Village School (grade II), The Sussex Oak Inn (grade II) and Stables adjoining No2 (The Sussex Oak Inn) on South Side.
- 6.2 It is proposed to provide 59 dwellings comprising a mix of 1-4 bedroom homes accessed by the construction of two vehicular/pedestrian accesses: one off Tilletts Lane and one off Threestile Road. It is also proposed to include a variety of landscaped public open spaces, visitor on-street parking and dedicated parking for the adjacent playing fields and retention and enhancement of trees and hedgerows.
- 6.3 The proposed new development would result in less than substantial harm to the character and appearance of Warnham Conservation Area as a result of the change within its setting. However, the effect of this has been mitigated by the proposed design, layout and materiality of the new housing which has given careful consideration to the existing historic built form within the village and the green character of the area. The harm identified should be weighed against the benefits of the proposals as set out in the Planning Statement by Batcheller Monkhouse.
- 6.4 There will be no effect on the significance of any of the identified listed buildings by a change within their setting. The proposed new development would not compete with these buildings or change an understanding or appreciation of their significance.
- 6.5 The proposed new development is in accordance with the National Planning Policy Framework 2024 Chapter 16 - Conservation of the Historic Environment and Horsham District Council planning policies.