

## ~ 1 HILLTOP COTTAGE ~

THE MOUNT, IFIELD, CRAWLEY, WEST SUSSEX, RH11 0LF

*Removal of modern outbuilding to be replaced with 5no residential dwellings and associated landscape works.*

## DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT

Prepared by Roberto Prieto-Labrador MA, PCIfA ~ Reviewed by Ben Kirk MSc, IHBC

October 2025



## ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Senior Historic Building Consultant and Researcher Roberto Prieto-Labrador and reviewed by Director Ben Kirk

Roberto holds a MA in English Building History, awarded with Distinction by the University of York. His field of expertise is domestic vernacular architecture, specialised in material culture and domestic life during the late medieval and early modern periods.

Roberto is a Practitioner member of the Chartered Institute of Archaeologists (PCIfA), as well as an Affiliate member of the Institute of Historic Building Conservation (IHBC). He is also a member of The Domestic Buildings Research Group (DBRG) and the Wealden Buildings Study Group (WBSG).

As a Senior Historic Building Consultant and Researcher at Manorwood, Roberto is responsible for in depth research into building records, mapping, and physical evidence to help inform proposals and for preparing Heritage Statements and Statements of Significance to support applications for alteration or redevelopment of historic buildings and areas, as well as surveying and recording historic buildings.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

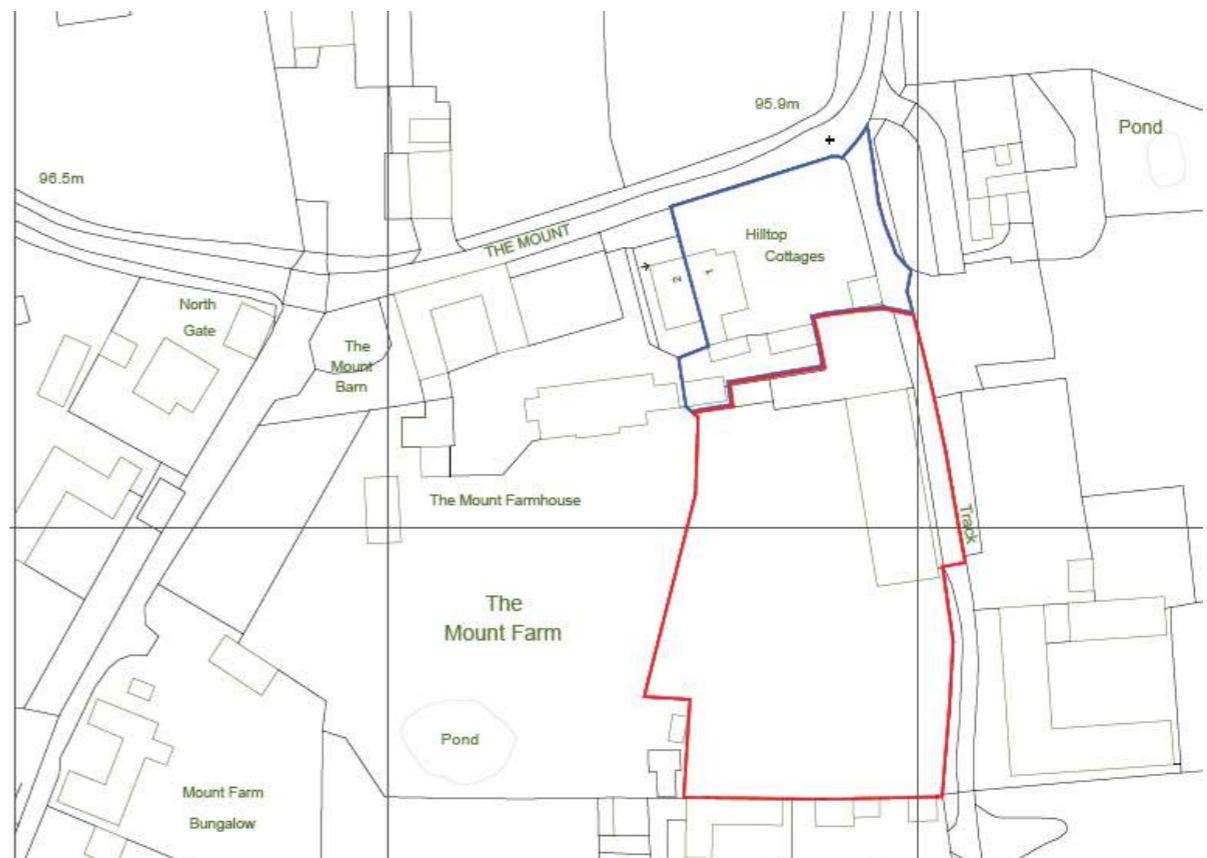
Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15<sup>th</sup> century barn for Nyetimber Vineyards in West Sussex.

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## 1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Roberto Prieto-Labrador MA, PCIfA on behalf of Manorwood to accompany an application relating to a proposal at 1 Hilltop Cottages, Ifield.
- 1.2 1 Hilltop Cottages is a late 20<sup>th</sup> century semi-detached property situated on the south side of The Mount, approximately 2 miles to the northwest of Ifield, Crawley (West Sussex).
- 1.3 Adjoining Hilltop Cottages to the west is the 16<sup>th</sup> century Grade II Listed The Mount Farmhouse (listed as Hill House) and its associated historic farmstead.
- 1.4 The proposed site comprises the southern end of 1 Hilltop Cottages' garden, which is currently the site of a large, modern, pre-fabricated outbuilding. This area sits to the southeast of The Mount Farmhouse and, therefore, within its wider setting.
- 1.5 Manorwood were instructed by the applicants to carry out an appraisal of the setting of The Mount Farmhouse to accompany an application seeking planning permission for the removal of the existing pre-fabricated outbuilding to be replaced with 5 single-storey buildings of traditional appearance, arranged around a courtyard and comprising 5 residential dwellings. The scheme also includes associated landscape works.
- 1.6 Historic maps has been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.7 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets (i.e., the listed building and its setting). It also includes an Impact Assessment, which evaluates the potential effect of the proposed scheme on the significance of the heritage asset, including the contribution made by its setting. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.8 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024).



*Location of 1 Hilltop Cottages and the proposed development site.*

## 2 HERITAGE ASSETS AND DESIGNATIONS

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2.1 1 Hilltop Cottage is not a statutory Listed Building. It, however, sits within the setting of The Mount Farmhouse designated in September 1959 under the name Hill House. The listing reads:

### **HILL HOUSE**

**Location** Ifield, West Sussex, RH11 0LF

**District** Horsham (District Authority)

**Date Listed** 22<sup>nd</sup> September 1959

**List Entry No** 1026954

**Grade** II

**Description** C16 timber-framed house with painted brick infilling and curved braces on first floor. Two storeys. Six windows. East end has a higher roof level. Tiled roof. Casement windows, but 2 sashes with glazing bars inserted at west end of ground floor.

### **CONSERVATION AREA AND ARCHAEOLOGICAL NOTIFICATION AREA (ANA)**

2.2 1 Hilltop Cottage is not located within the boundaries of any Conservation Area and Archaeological Notification Area (ANA).

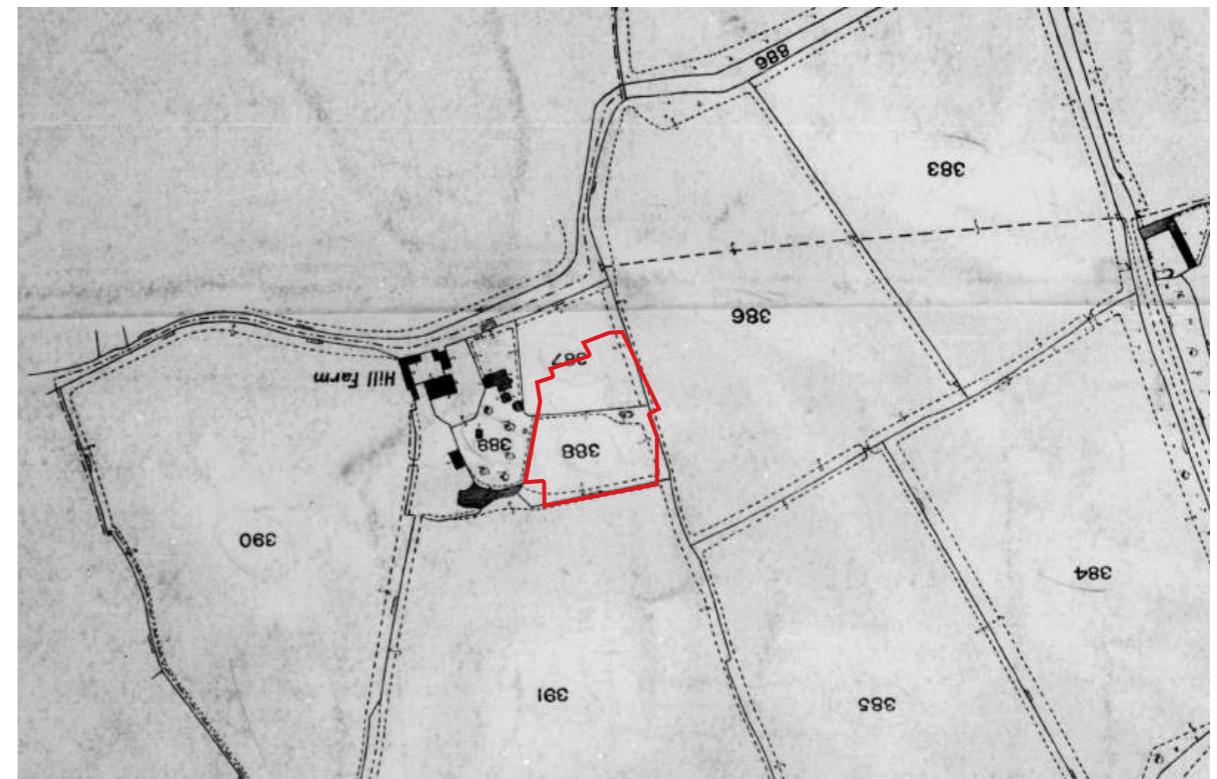
### 3 PROPOSALS

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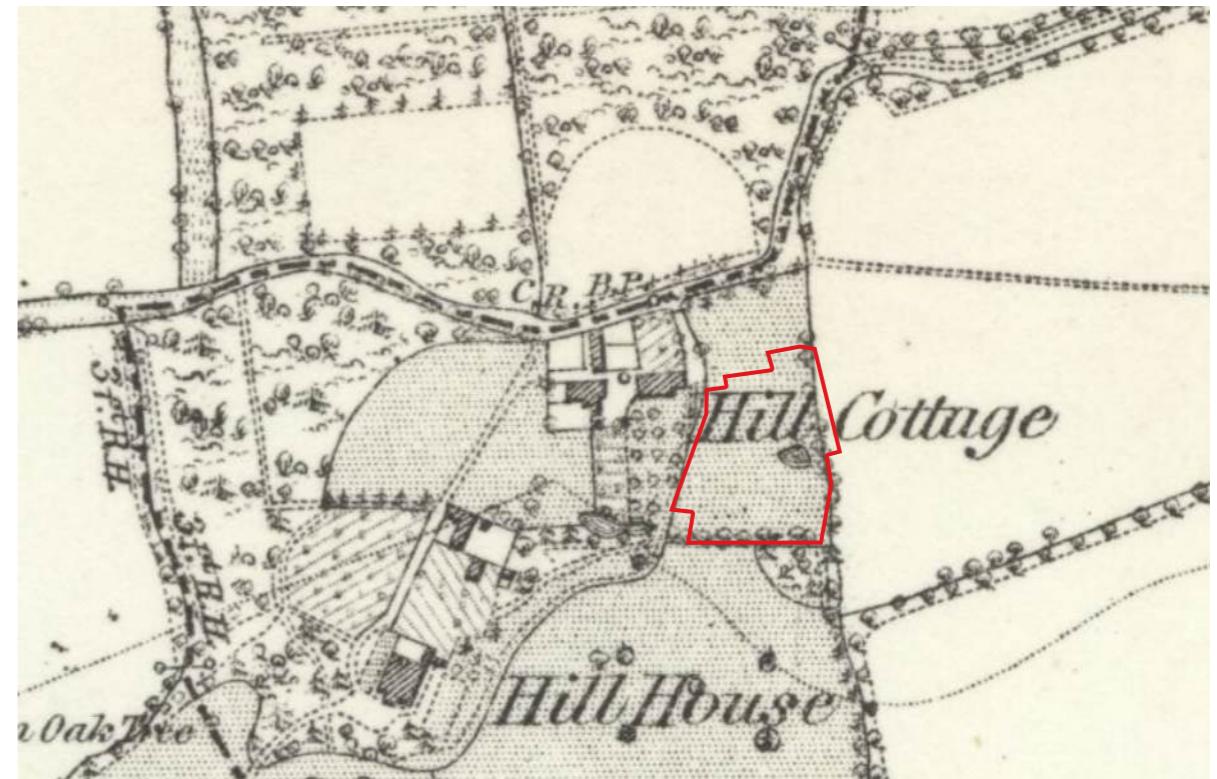
- 3.1 The proposal is the removal of the existing pre-fabricated outbuilding located south of 1 Hilltop Cottages, to be replaced with 5 detached single-storey buildings constructed with vernacular materials in the style of traditional farm buildings and comprising 5 residential dwellings.
- 3.2 The proposal seeks to instate a development which would suggest the layout of a historic farmyard, similar to the one located to the west of Hilltop Cottages and associated to The Mount Farmhouse. The new buildings will be arranged loosely around a courtyard and designed to reflect traditional agricultural buildings.
- 3.3 All the proposed units will incorporate attached carports to be used as garages and bikes/bins storage, so as to reduce their visual impact from within the yard and the wider setting of the listed building.
- 3.4 The proposal also includes associated landscape works including the creation of permeable surfacing patios and lawn areas with hedging around the proposed units to create each unit's garden area.
- 3.5 Further details of the nature and extent of the proposed development are found in the accompanying plans, which should be read in conjunction with this report.
- 3.6 The works and their potential impact are discussed further in section 5 of this report.

## 4 HISTORIC CONTEXT

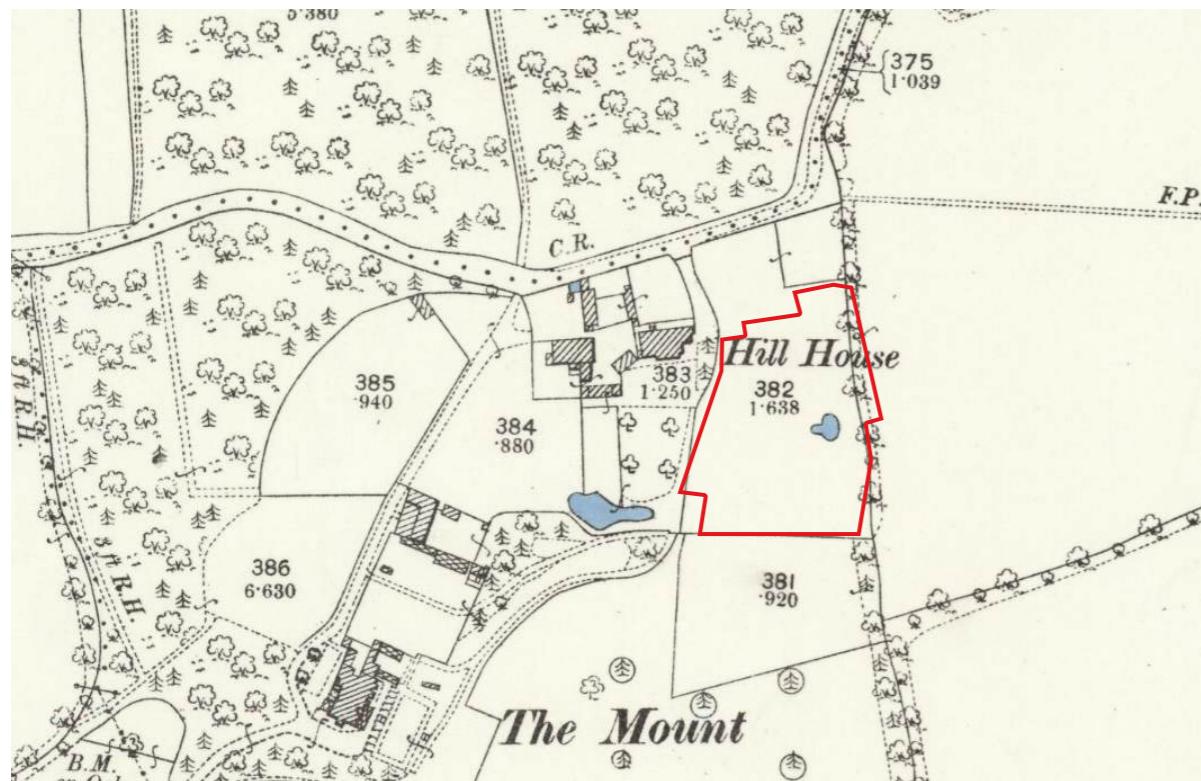
- 4.1 The following section provides the historic background of The Mount Farm (or The Mount Farmhouse) and its setting, including its relationship with adjacent Hill House / Hill Farm and the evolution of the farmstead over time.
- 4.2 The core of the building is believed to derive from a late medieval / early post-medieval farmstead, with surviving timber-framed elements dating to the 16th century. Whilst no documentary evidence has been found to pre-date 1840 in the course of this report, the map evidence strongly suggests a longer continuity.
- 4.3 On the 1844 Tithe Map, the principal farmhouse is shown as an L-shaped building located on the eastern edge of the farmstead, set within an orchard. To its west lies a loosely arranged yard flanked by three large outbuildings (two of which survive to the present). The Tithe Apportionment further confirms that adjacent plots (notably plots numbered 387 and 388)—on which the later Hilltop Cottages now stand—were then described as crofts, and formed part of the farm's holding. At that time, the property was recorded as Hill Farm, and was owned and occupied by William Garrard (as per the Tithe records).
- 4.4 By the 1874 OS map, the west range of the farmyard has been demolished, and new outbuildings (including a large structure interpreted as a barn) have appeared to the southwest. Notably, a new, more substantial house in the Gothic Revival style (still extant) is shown to the south of the original farmhouse, labelled Hill House. The original farmhouse is by this date shown as a smaller “labourer's cottage” on the map (labelled “Hill Cottage”). This suggests that the principal residence had shifted, and that the older farmhouse was demoted to an ancillary dwelling.
- 4.5 By 1895, the mapping seems to indicate a reversal (or re-naming): the original farmhouse is again labelled Hill House, whereas the larger southern house has been renamed The Mount (presumably having achieved greater status or prominence). The farmyard has expanded: new buildings are shown east of the yard and north of the 16th-century farmhouse, and the large barn to the southwest has been extended. Two substantial greenhouses are also indicated, appended to the southern barn.
- 4.6 On the 1909 OS map, continued growth of the farmyard is evident: compartmentalised uses, open-fronted structures (possibly stables or cart sheds), and smaller pigsties are shown. New agricultural buildings have been erected to the west of the farmstead. The croft land (later Hilltop Cottages) remains undeveloped at this time.
- 4.7 By 1973, the farmstead has expanded further to the west and south, filling in the gaps between the southern barn/greenhouse cluster and the original yard, particularly with large, modern agricultural sheds (likely metal barns). The farmhouse itself has been extended eastwards via a long, narrow wing. Hill Cottages have been constructed south of the original yard; to their south are two large modern buildings (one of which survives and is the subject of this report). The land south of the new cottages by this time appears assimilated into the farm's layout. The whole complex is here generally referred to as Mount Farm.



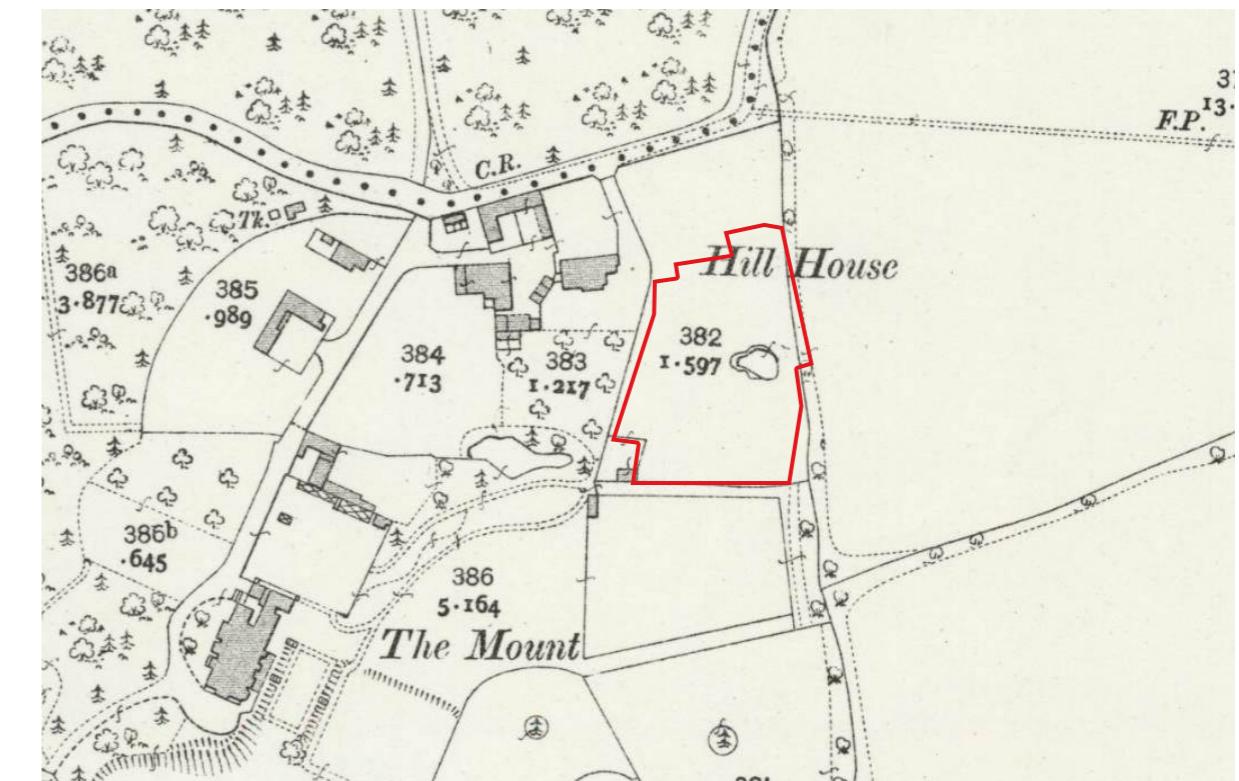
Detail of Ifield Tithe Map showing The Mount Farmhouse and the development site, 1844 (TheGenealogist).



Detail of Ordnance Survey showing The Mount Farmhouse and the development site, 1874 (National Library of Scotland).



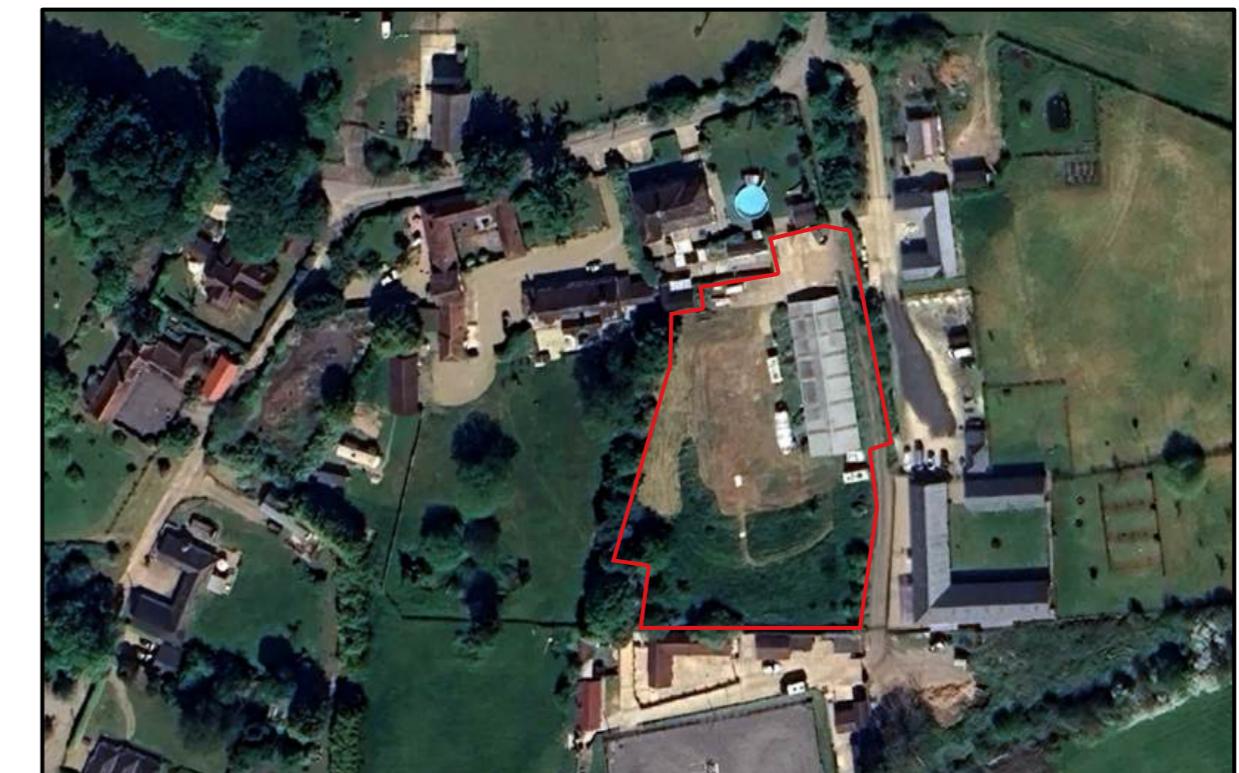
Detail of Ordnance Survey showing The Mount Farmhouse and the development site, 1895 (National Library of Scotland).



Detail of Ordnance Survey showing The Mount Farmhouse and the development site, 1909 (National Library of Scotland).



Detail of Ordnance Survey showing The Mount Farmhouse and the development site, 1973 (National Library of Scotland).



Satellite View of The Mount Farmhouse and the development site, 2025 (© Google Earth).

## 5 ASSESSMENT OF SIGNIFICANCE

5.1 The following is an assessment of the significance of The Mount Farmhouse and its setting according to the range of heritage values as outlined in Conservation Principles, Policies and Guidance published by Historic England in 2008. These values are distilled under the following headings: evidential value, historical value, aesthetic value and communal value.

5.2 This assessment of significance has been used to inform the proposals in order to minimise the impact on the special interest of the Listed Building and its setting, and where possible, to take opportunities to enhance their special interest.

### EVIDENTIAL VALUE

5.3 Evidential value is described by Historic England as “physical remains” and “evidence of past human activity” and is derived from one’s ability to interpret the history and historic evolution of a building through visible and tangible features.

5.4 The site possesses a high degree of evidential value arising from its potential to illustrate the long development of a rural farmstead from the late medieval period to the present day.

5.5 The surviving farmhouse is understood to retain structural elements of a 16<sup>th</sup> century timber-framed building, providing direct physical evidence of pre-industrial building practices in the Weald. This early fabric has the capacity to reveal information about vernacular carpentry, domestic planning, and the living standards of the smallholder or yeoman class that once occupied the site.

5.6 The broader layout of the farmstead retains a degree of legibility that helps to demonstrate the evolution of a working agricultural complex through successive phases of development. The arrangement of the farmhouse, yard, and outbuildings as depicted in 19<sup>th</sup> and early 20<sup>th</sup> century maps provides an important record of changing agricultural organisation and technology.

5.7 Although documentary sources prior to the mid-19<sup>th</sup> century are currently lacking, the Tithe Apportionment of 1844 establishes the farm’s occupation by William Garrard and confirms the continuity of agricultural activity at this site for at least two centuries. Collectively, these attributes endow the site with considerable evidential value.

### HISTORICAL VALUE

5.8 Historic England considers that historic value “derives from the ways in which past people, events and aspects of life can be connected through a place to the present”. This is generally regarded as either illustrative value whereby the site can be perceived to represent a period in history, or associative value, where a connection with an event or person can contribute to the historic significance of a site.

5.9 The Mount Farmhouse also holds considerable historical value, both in its ability to illustrate broader social and agricultural developments and through its associative connections with local families.

5.10 The site represents, in physical form, the transformation of a modest late medieval or early post-medieval farmstead into a larger and more complex holding over the course of the 19<sup>th</sup> century. The transition from the original farmhouse at Hill Farm to the more imposing Hill House—later renamed The Mount—reflects the process of rural gentrification that accompanied agricultural prosperity during the Victorian period.

5.11 The sequence of maps from 1844 to 1973 allows this evolution to be traced with exceptional clarity, charting the demolition, expansion, and repurposing of buildings as the farm adapted to new forms of production. This documentary continuity lends the site strong illustrative historical value, showing how smallholdings evolved into more diversified enterprises.

5.12 Associative value also derives from its recorded ownership and occupation by individuals such as William Garrard, who represent the enduring presence of the farming community in Ifield. Furthermore, the changing nomenclature of the property—from Hill Farm to Hill House and eventually The Mount—provides insight into shifting perceptions of social identity and status within the local rural hierarchy.

### AESTHETIC VALUE

5.13 Aesthetic value according to Historic England “derives from the ways in which people draw sensory and intellectual stimulation from a place”. This value can be attributed to conscious design whether it be predetermined by an architect or the work of a craftsman and can also encompass historic and evolutionary changes to a building.

5.14 Aesthetically, the site possesses moderate to high value. The surviving farmhouse displays the characteristic irregularity, texture, and craftsmanship associated with traditional Wealden building practices. The combination of timber framing, later brickwork refacing, and varied rooflines gives the building a visually rich and layered quality. Its position at the edge of a loosely arranged yard, surrounded by fields and mature trees, contributes to a picturesque rural setting that remains largely legible despite subsequent accretions.

5.15 The addition of the 19<sup>th</sup> century Gothic Revival house known as The Mount introduces a distinct architectural contrast whilst enhancing the visual interest of the ensemble. The juxtaposition of vernacular and polite architecture encapsulates the evolving aspirations of rural landowners in the Victorian era. The wider landscape setting, which includes remnants of orchards, paddocks, ponds, and tree-lined approaches, continues to reinforce the site’s rural identity and its historical relationship with the surrounding countryside. Although modern agricultural sheds and 20<sup>th</sup> century structures have altered parts of the farmstead, the overall composition retains coherence and a strong sense of place.

#### **COMMUNAL VALUE**

5.16 Communal value “derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory”. This can be divided into commemorative and symbolic values, where the place may invoke emotion or contribute to an individual’s or community’s sense of place or social values, where a place can be a form of catalyst for memories associated with it.

5.17 The communal value of the site, whilst more modest in scale, is nonetheless meaningful at a local level. As one of the few surviving historic farmsteads within the Ifield area, The Mount Farmhouse contributes to the collective memory of rural life and to the community’s understanding of its agricultural past. Its continued use for agricultural and equestrian purposes maintains a tangible link between contemporary activity and historic land use, preserving the association of the site with local working life.

5.18 The farm’s visibility from nearby public rights of way and local lanes ensures that it continues to play a role in defining the visual and cultural character of the area. Though it remains privately owned and not generally accessible to the public, its enduring presence and recognisable historic form give it a quiet but persistent resonance within the local landscape. For long-term residents, it remains part of the familiar visual vocabulary of the parish, symbolising continuity and tradition within an increasingly modernised setting

## 6 IMPACT ASSESSMENT

6.1 This section appraises the impact of the proposed development on the setting of The Mount Farmhouse, a Grade II Listed Building forming part of a former late-medieval to post-medieval farmstead at Ifield.

6.2 The proposal involves the removal of an existing prefabricated outbuilding situated to the south of 1 Hilltop Cottages and the construction of five detached single-storey dwellings arranged around a courtyard. Each new dwelling is designed in the style of traditional agricultural buildings, using vernacular materials consistent with the local historic character. The layout seeks to evoke the arrangement of a traditional farmyard, loosely reflecting the historic yard pattern to the west of Hilltop Cottages associated with The Mount Farmhouse.

6.3 Each unit will include an attached carport providing parking, cycle, and bin storage, whilst landscaping works will comprise permeable surfacing for access and patio areas, new hedging, and lawns delineating private gardens.

### IMPACT OF THE DEVELOPMENT ON THE SETTING OF THE MOUNT FARMHOUSE

6.4 The proposed development at the southern end of the garden of 1 Hilltop Cottages and to the southeast of The Mount Farmhouse has been carefully conceived to follow national policy and best practice guidance for the historic environment, as outlined in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition).

6.5 This guidance recommends a proportionate, step-by-step approach to assessing how development might affect heritage assets and their settings, ensuring that any change is based on a clear understanding of significance and is managed in a way that avoids or minimises harm.

#### STEP 1: Identify which heritage assets and their settings are affected.

6.6 The primary heritage asset potentially affected by the proposal is The Mount Farmhouse, a Grade II Listed 16<sup>th</sup> century timber-framed farmhouse, later remodelled and associated with the 19<sup>th</sup> century house known as The Mount. The building's significance lies in its evidential and historical value as part of a rare surviving agricultural complex illustrating vernacular rural development over several centuries.

6.7 The setting of The Mount Farmhouse encompasses its immediate yard and the adjoining open land to the south and southeast, which once formed part of the historic farm's crofts. The existing prefabricated outbuilding to be demolished is of no historic or architectural merit and detracts from the overall traditional character of the setting.

6.8 The surrounding landscape retains a semi-rural character, defined by open plots, agricultural outbuildings, and mature vegetation, which continues to express the historic

rural identity of the site despite the introduction of modern buildings to the east and southwest.

#### 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.

6.9 The Mount Farmhouse's setting makes a moderate to medium contribution to its significance. Historically, the farmyard, orchard, and adjacent crofts formed an integral part of the building's function and rural context. Whilst the area to the south of Hilltop Cottages was once part of the wider farmstead, it has long since lost its direct agricultural function and is now occupied by modern ancillary buildings and areas of unmanaged ground.

6.10 The key views and spatial relationships that allow the significance of The Mount Farmhouse to be appreciated are primarily from within the farmstead to the west, where the surviving yard structures maintain the historic hierarchy between the farmhouse and its outbuildings, as well as from The Mount, as the farmhouse faces the road. The land to the south and east contributes mainly through its openness and green character, which helps to preserve the building's rural setting and separation from later development.

6.11 Although the site proposed for development once formed part of the historic farmholding, its contribution to the appreciation of the farmhouse's architectural or evidential significance is now limited due to modern boundary treatments, vegetation, and changes in land use.

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

6.12 The proposed development has been carefully conceived to follow Historic England's Good Practice Advice in Planning Note 3 (Second Edition) by responding sensitively to the established layout, scale, and character of the surrounding historic environment.

6.13 The introduction of five low, single-storey dwellings arranged around a central courtyard will create a composition reminiscent of a traditional agricultural yard, ensuring visual coherence with the historic farmstead to the northwest. The use of vernacular materials—such as handmade brick, dark-stained timber cladding, and clay-tiled roofs—will ensure that the new buildings blend naturally into the existing rural context.

6.14 The low height and dispersed layout of the proposed dwellings will prevent any undue dominance or competition with The Mount Farmhouse and, which remains the principal historic structure in the area. By replacing the existing prefabricated outbuilding, which currently detracts from the setting, the proposal will have a beneficial visual effect, improving the quality and legibility of the wider farm complex.

6.15 Some degree of change will inevitably occur through the introduction of domestic activity, lighting, and movement, but these effects will be modest in scale and comparable to the established residential uses at Hilltop Cottages and The Mount Farmhouse. The proposed

courtyard layout will help contain domestic activity within a defined space, reducing light spill and visual intrusion into the surrounding open land.

6.16 Overall, the proposed development is considered to result in less than substantial harm, lying at the lower end of the spectrum, whilst offering enhancement through the replacement of intrusive modern structures and the reinstatement of a layout that recalls the site's historic agricultural character.

**STEP 4: Explore ways to maximise enhancement and avoid or minimise harm.**

6.17 The scheme has incorporated a range of design and landscape measures to ensure that the development harmonises with its historic context. The single-storey height and vernacular design language will maintain a sense of subservience to the historic farmhouse. The buildings' grouping around a courtyard reflects traditional Sussex farmstead morphology, helping to visually anchor the new development within its local landscape character.

6.18 Material choices have been guided by the local vernacular palette: red and brown handmade brick, dark-stained weatherboarded elevations, and clay-tiled roofs. The use of attached carports and the position of the dwellings with respect to each other minimise the visibility of vehicles and domestic paraphernalia from both within and beyond the site, maintaining the agricultural appearance of the group.

6.19 Landscaping proposals include permeable hard surfaces, native hedging, and post-and-rail fencing typical of rural Sussex boundaries. Existing mature vegetation will be retained wherever possible to preserve natural screening, whilst new planting will enhance biodiversity and help integrate the new dwellings into the landscape.

6.20 The removal of the prefabricated outbuilding will itself constitute a heritage enhancement, as it will eliminate a structure that currently detracts from the coherence and authenticity of the farmhouse's setting.

**Step 5: Make and document the decision and monitor outcomes.**

6.32 In line with Step 5, the proposal has been developed with a clear understanding of the historic and architectural significance of The Mount Farmhouse and its setting. The design has been informed by Historic England's step-by-step methodology and by the principle of managing change in a way that sustains significance.

6.33 It is concluded that the proposed development will lead to a limited degree of change to the setting of The Mount Farmhouse but will not harm the ability to appreciate its significance. On balance, the scheme represents a contextually appropriate and heritage-led form of development, delivering visual improvement and design quality whilst respecting the historic rural character of the site.

6.34 Accordingly, the proposal is assessed to cause less than substantial harm, at the lower end of the scale, consistent with paragraph 215 of the National Planning Policy Framework (2024). The limited degree of harm is outweighed by the benefits of removing an intrusive

modern building, reinstating traditional layout principles, and improving the overall appearance and coherence of the site's historic setting.

## 7 CONCLUSION

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- 7.1 The proposed scheme of works is based on a thorough understanding of the character of the proposed development site and the listed The Mount Farmhouse, its historic development and significance and has been informed by site visits and desk-based research.
- 7.2 The design of the proposed development adopts a traditional approach incorporating local vernacular materials and forms to ensure the new development sits comfortably within the rural setting and agricultural background of The Mount Farmhouse.
- 7.3 The proposed development by virtue of its good design and location is considered to have limited impact setting of the listed building.
- 7.4 Such impact has been minimised as far as possible, resulting in less than substantial harm but at the lower end of the spectrum.
- 7.5 The proposal is, therefore, compliant with respect to the Planning (Listed Buildings and Conservation Area) Act 1990, the National Planning Policy Framework (NPPF) and the Horsham Local Plan.

## APPENDIX: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

*Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.”*

*Section 66(1) reads: “In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall 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.”*

In relation to development within Conservation Areas, Section 72(1) reads: “*Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.*”

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF).

Policy relating to the historic environment is set out at local level within the Horsham District Planning Framework (HDPF).

### NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”*

Setting is defined in Annex 2 as:

*“The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”*

Annex 2 defines Conservation (for heritage policy) as:

*“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”*

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

### LOCAL POLICY – HORSHAM DISTRICT COUNCIL

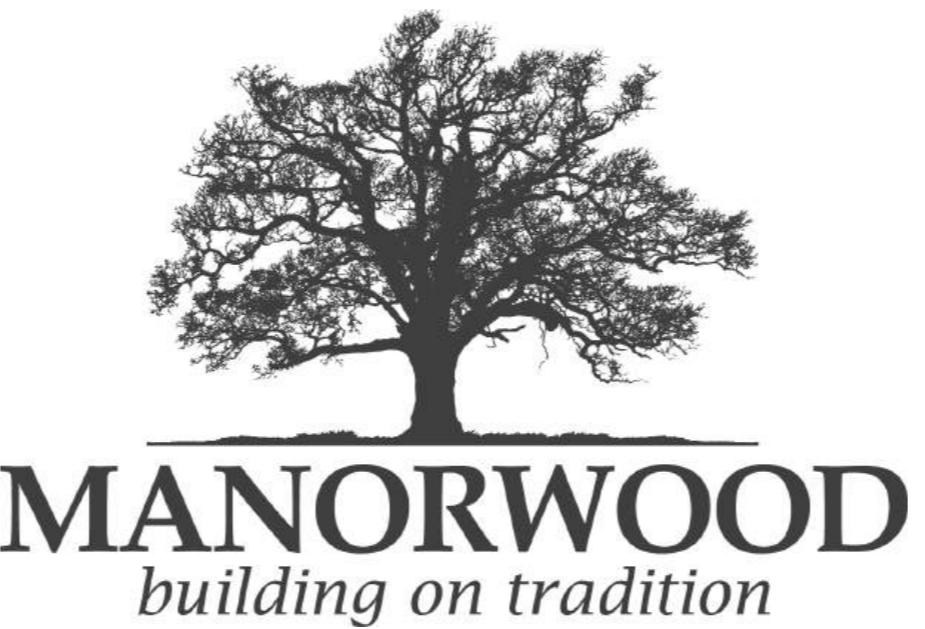
The site lies within the boundary of the Horsham District Council Authority. The Horsham District Planning Framework – Horsham District's Local Plan is the overarching planning document for Horsham district outside the South Downs National Park (SDNP) and replaces the Core Strategy and General Development Control Policies documents which were adopted in 2007. This document was adopted in November 2015 and sets out the planning strategy for the years up to 2031.

Policy 34 of the HDPF relates to the Historic Environment:

#### Policy 34 – Cultural and Heritage Assets

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

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



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