

Land at Smugglers Lane Barns Green

HERITAGE IMPACT ASSESSMENT

JN.2129

Summary

This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd in relation to the proposed residential development of Land at Smugglers Lane, Barns Green, Horsham.

The Site forms part of the setting of five listed buildings, namely:

- Queen's Head Public House (Grade II; NHLE 1193788)
- Barns Green Village Store (Grade II; NHLE 1027044)
- Blacksmith's Cottage (Grade II; NHLE 1354176)
- Bennetts (Grade II; NHLE 1286000)
- Little Slaughterford Farmhouse (Grade II; NHLE 1193795)

In accordance with paragraph 207 of the NPPF, this report has been prepared to describe the significance of the listed buildings, with consideration given to the contribution made by their settings to this significance. This report also assesses how, and to what extent, the proposed development subject to this application will affect that significance. This assessment is provided in accordance with the "5-step" process set out in *GPA3: The Setting of Heritage Assets* (Historic England; 2017).

The Site comprises a large field, suited for modern agricultural practices. It historically formed part of the large landholding associated with the neighbouring Little Slaughterford Farmhouse to the south and Bennett's to the north. The Site forms part of the semi-rural setting to these heritage assets but makes either little or no contribution to their respective significance.

The proposed development of the Site includes extensive embedded mitigation measures, notably the retention of the eastern part of the Site as open space and the provision of landscaping and new planting here. The design of the dwellings has also been developed to respond to the architectural character of the local area.

The proposed development will result in limited changes within the setting of the heritage assets which will not fundamentally alter the character of these settings or the significance of the listed buildings. There will be a very limited impact, representing a very low level of less than substantial harm, to the significance of the Queen's Head Public House, the Village Store and Little Slaughterford Farmhouse. There will be no impact to the significance of the other listed buildings in the local area, with their special architectural and historic interest, and their settings, preserved.

The limited harm identified must be weighed against the public benefits delivered by the development, in accordance with paragraph 215 of the NPPF. The public benefits and associated planning balance are set out in the Planning Statement that accompanies this application.

This document provides sufficient information with regards to built heritage matters to inform the determination of this planning application.

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Quality Management

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1. Introduction

- 1.1. This Heritage Impact Assessment has been prepared by TCMS Heritage Ltd in relation to the proposed residential development of Land at Smugglers Lane, Barns Green, Horsham (the Site).
- 1.2. The Site is shown on Figure 1 and comprises a single arable field, located south of Smugglers Lane and west of Chapel Road.
- 1.3. The Site has been subject to pre-application discussions with Horsham District Council, which confirmed that an appropriate assessment would be required to assess any impacts to the neighbouring listed buildings. These are identified in the pre-application response and comprise:
 - Queen's Head Public House (Grade II; NHLE 1193788)
 - Barns Green Village Store (Grade II; NHLE 1027044)
 - Blacksmith's Cottage (Grade II; NHLE 1354176)
 - Bennetts (Grade II; NHLE 1286000)
 - Little Slaughterford Farmhouse (Grade II; NHLE 1193795)
- 1.4. In accordance with paragraph 207 of the NPPF, this report has been prepared to describe the significance of the listed buildings, with consideration given to the contribution made by their settings to this significance. This report also assesses how, and to what extent, the proposed development subject to this application will affect that significance. This assessment is provided in accordance with the "5-step" process set out in GPA3: The Setting of Heritage Assets (Historic England; 2017).
- 1.5. This report has been informed by a site visit undertaken in July 2025 and historic research, including a review of the National Heritage List for England (NHLE) and the West Sussex Historic Environment Record.
- 1.6. This report is intended to aid the determination of this planning application and provides sufficient information to understand the impacts to the listed building arising from the proposed development.

2. Methodology and Approach

- 2.1. Section 66(1) of the **Planning (Listed Buildings and Conservation Areas) Act, 1990** (as amended) states that:

In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority, 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.

- 2.2. The Act is supported by the **National Planning Policy Framework (NPPF)**, which states at paragraph 212 that:

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 2.3. Conservation is defined in the NPPF as:

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

- 2.4. Paragraph 213 states 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.

- 2.5. The NPPF is clear that protection should be afforded to designated heritage assets and their settings.

- 2.6. Significance is defined in the NPPF as:

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

- 2.7. The **Planning Practice Guidance (PPG)** provides further information regarding those interests and defines them as follows:

Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for

communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 2.8. The PPG also provides additional information related to the meaning of less than substantial harm and the scale of harm that may be caused to the significance of a designated heritage asset.
- 2.9. Policy 34 of the **Horsham District Planning Framework** seeks to sustain and enhance the historic environment of the District, with proposals expected to reinforce the special character of the District and protect the setting of heritage asset.
- 2.10. Historic England provide guidance related to assessing change within the setting of heritage assets within **GPA3: The Setting of Heritage Assets**. The methodology requires the following:

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

- 2.11. The settings assessment provided at Section 5 follows the 5-step process set out above. Further explanation of each of these steps is provided in GPA3.
- 2.12. For Steps 2 and 3, the document also provides a list of certain characteristics, or matters that should be considered when undertaking the assessment. This includes, for example, consideration of land-uses, historic associations, views, the orientation and aspect of the asset, noise, odours and other non-visual effects.
- 2.13. The guidance document is clear (see paragraph 9) that:

Setting is not itself a heritage asset, nor a heritage designation [...] Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.

- 2.14. To understand the contribution that an asset's setting makes to its significance, it is first therefore important to understand what significance the asset holds.
- 2.15. Paragraph 9 also notes that:

Settings of heritage assets change over time. Understanding this history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

- 2.16. Paragraph 10 notes that setting is often expressed in terms of views, but that setting also incorporates additional non-visual elements of setting.

2.17.

3. Site Description and Identification of Heritage Assets

Site Description and Historic Development

- 3.1. The Site lies to the west of Chapel Road and south of Smuggler's Lane. It comprises a single arable field, bound by a mature hedgerow on its eastern border and by mature trees to the other borders. The land to the south is currently being developed in accordance with application DC/21/2697.
- 3.2. As demonstrated by the historic mapping (see Figures 3-8) the Site was historically formed of three field parcels and a small part of two other field parcels. The Itchingfield tithe map and apportionment record the entirety of the Site as owned by Sir Timothy Shelley and occupied by Mary Burdfield. All of the parcels are recorded in arable use. The same owner-occupancy relationship is also recorded for additional fields to the north and south of the Site and for Little Slaughterford Farm and Bennetts House. Shelley also owned numerous other properties and areas of land within the parish, although does not appear to have lived there himself, with all properties let to others. He was the MP for Horsham and, later, New Shoreham and the father of the famous romantic poet Percy Shelley.
- 3.3. The Site was amalgamated into a single, larger field parcel in the mid-late 20th century, with Barns Green also seeing significant new development during this period (see the 1977 OS Map provided at Figure 6).
- 3.4. It now comprises a single arable field parcel which is well enclosed by mature planting on its south, west and north boundaries and by a hedgerow on its east boundary.

Relevant Heritage Assets

- 3.5. Five listed buildings lie close to the Site, to the north, east and south. They are identified in the pre-application response and shown on Figure 2. They comprise:
 - Queen's Head Public House (Grade II; NHLE 1193788)
 - Barns Green Village Store (Grade II; NHLE 1027044)
 - Blacksmith's Cottage (Grade II; NHLE 1354176)
 - Bennetts (Grade II; NHLE 1286000)
 - Little Slaughterford Farmhouse (Grade II; NHLE 1193795)
- 3.6. An assessment of these listed buildings, following the "5-step process" is provided below.

4. Setting Assessment

Bennett's

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

- 4.1. Bennett's Lies to the north of the Site and is described in the listing as a 16th century, timber-framed building with brick infill. It is a two-storey building with attic floor and gabled dormers. The building is set back to the west of Chapel Road within its spacious garden, which is enclosed by mature trees.
- 4.2. The significance of the listed building is strongly linked to its historic interest as a late medieval vernacular building. It exhibits historic construction techniques and materials, while also providing evidence of historic living standards and housing.
- 4.3. The building is located to the west of Chapel Road within its garden plot. This plot is enclosed by mature trees, with farmland to the immediate south and west of the garden. The Site lies to the south and south-west of the listed building and is separated by intervening planting lining the building's garden and Smuggler's Lane.

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

- 4.4. The listed building is primarily experienced within its enclosed garden setting, with the mature planting limiting views both from Chapel Road to the east and Smuggler's Lane to the south. This garden setting contributes to the historic interest of the listed building as a vernacular cottage and allows for the best appreciation of its architectural interest.
- 4.5. The Site lies to the south of the listed building, with views of it from within the Site restricted by the intervening planting. It is not possible to appreciate the architectural interest of the listed building from within the Site, or its historic construction. The Site was historically in the same ownership as the listed building (as demonstrated by the tithe apportionments) but it is not clear if there was any direct association and it is likely that the building itself served as a dwelling rather than a farmhouse with direct associations with the Site
- 4.6. There is no current association, with the Site having been changed through the 21st century, while the building is now experienced within its immediate residential curtilage. The Site makes no contribution to the significance of the listed building.

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

- 4.7. The proposed development will alter an element of the listed building's wider, rural setting. However, the retention of the eastern part of the Site as open space, together with the dense planting that currently separates the Site from the listed building mean that any experience of this development from the listed building and its near surroundings will be extremely limited.
- 4.8. The proposals will not affect the architectural interest of the listed building, or the ability to appreciate this architectural interest and will also have no impact on its historic interest as a vernacular dwelling, set within its garden plot.
- 4.9. The development will have no impact on the significance of the listed building.

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

- 4.10. The proposals include embedded mitigation measures in the form of the open space and landscaping, which will retain the land closest to the listed building as informal open space. The proposals will result in no impact to the significance of the listed building and no further design or mitigation measures are considered necessary.

Step 5: Make and document decision and monitor outcomes

- 4.11. The proposed development will result in no impact to the significance of Bennett's with its special architectural and historic interest, including its setting, preserved. The proposals comply with section 66 of the 1990 Act.

Blacksmith's Cottage

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

- 4.12. Blacksmith's Cottage is a 15th or 16th century, timber-framed house with plaster infill. The significance of the listed building is strongly linked to its historic interest as a late medieval vernacular building. It exhibits historic construction techniques. Although it is now known as Blacksmith's Cottage (with the name having been used since the 1970s) the original smithy was located further to the north, at the junction of Chapel Road and Two Mile Ash Road and the building appears to have always served as a dwelling. It is recorded as Cottage and Gardens on the tithe apportionment.



Plate 1: Blacksmith's Cottage, viewed from the south-west.

- 4.13. The setting of the listed building comprises its garden plot, which extends to the rear, and relatively prominent location on Chapel Road. The Site lies to the south-west, beyond the road and intervening planting.

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

- 4.14. The associated garden plot strongly contributes to the historic interest and significance of the listed building, illustrating its development as a cottage and providing an appropriate backdrop to views of the listed building. Views provided from Chapel Road allow for the vernacular construction of the building to be appreciated, contributing both to its historic and architectural interest.

- 4.15. The Site lies to the south-west of the listed building, with the hedgerow to the Site boundary visible in oblique views from the building and the approach along The Street. This provides some rural context, although there does not appear to be any historic relationship between the Site and the listed building and there is no appreciation of its significance from within the Site. The Site makes no contribution to the significance of Blacksmith's Cottage.

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

- 4.16. The proposed development includes the removal of the existing hedgerow, a new access into the Site and the provision of soft landscaping and planting to the eastern part of the Site. This will largely retain the rural setting and context that this part of the Site provides. The wider development will not be appreciable from the listed building and, while it will change an element of its wider rural setting, this will not diminish the ability to appreciate the historic interest of the listed building.
- 4.17. The proposals will not affect the architectural interest of the listed building, or the ability to appreciate this architectural interest and will also have no impact on its historic interest as a vernacular dwelling, set within its garden plot.
- 4.18. The development will have no impact on the significance of the listed building.

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

- 4.19. The proposals include embedded mitigation measures including the large area of open space and landscaping at the eastern extent of the Site, which is appreciable from the listed building. The proposals will result in no impact to the significance of the listed building and no further design or mitigation measures are considered necessary.

Step 5: Make and document decision and monitor outcomes

- 4.20. The proposed development will result in no impact to the significance of Blacksmith's Cottage with its special architectural and historic interest, including its setting, preserved. The proposals comply with section 66 of the 1990 Act.

Queen's Head Public House

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

- 4.21. The Queen's Head is described in the listing as a "*probably*" 17th century building, which has undergone numerous alterations during its history. The building is constructed from painted brick, with tile hanging above and is set well back from the road, with parking to the front and side, and a beer garden to the rear.
- 4.22. The building was historically owned by William Dendy, who also owned the adjacent Village Store and cottages in the 19th century. At that time, it was known as the Bricklayer's Arms before being renamed in 1852.
- 4.23. The significance of the listed building is drawn from its historic interest and use as a public house serving a rural community and, along with the Village Store, it provides an important community function within the core of Barns Green.

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

- 4.24. The roadside setting of the listed building contributes to its historic interest, with the building sited in the core of the village and easily accessible. Together with the neighbouring Village Store, the Queen's Head provides an important community function and the proximity of the two buildings contributes to their respective significance. The run of historic dwellings along Chapel Road also illustrates the function of the building serving a historically small, rural community.

- 4.25. The Site lies to the south-west of the listed building, although views of it are restricted by the intervening hedgerow. There is little appreciation of the architectural interest of the building from within the Site, with views restricted to the upper floors and the associated signage. This allows for some appreciation of the building, recognisable as a public house, set within a semi-rural location. The Site provides some rural context and assists in illustrating the historic character of the settlement, while also providing some appreciation of its architectural interest and function.



Plate 2: *The Queen's Head Public House viewed from Chapel Road.*

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

- 4.26. The proposed development will not alter the experience of the building as a public house, centrally sited within the settlement adjacent to the main road. The ability to appreciate the architectural interest of the building and its close association with the neighbouring village stores will also be retained.
- 4.27. The development will alter some views from and to the listed building, with the existing hedgerow removed to facilitate access and soft landscaping including planting, provided within the eastern part of the Site. The edge of the proposed development will be visible beyond this, with the dwellings constructed using traditional materials that reflect the local vernacular. This will not alter the character of the listed building's setting. The alteration in longer distance views will, however slightly diminish the rural context within which the building is appreciated which makes some contribution to its historic interest. This will result in a limited impact to its significance, representing a very low level of less than substantial harm.

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

- 4.28. The proposals include embedded mitigation measures in the form of extensive open space, landscaping and the use of appropriate materials. These measures assist in minimising any harm to the significance of the listed building which will remain at the lowest end of less than substantial.

Step 5: Make and document decision and monitor outcomes

- 4.29. The very low level of less than substantial harm identified should be weighed against the wider public benefits of the proposals, in accordance with paragraph 215 of the NPPF. The public benefits and this planning balance are set out in the Planning Statement that accompanies this application.

Barns Green Village Store

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

- 4.30. The Village Store comprises a historic row of 19th century cottages, which were adapted in the late 19th century to provide cottages and an integrated shop, before being altered in the 20th century to provide a single residence and shop. The building was listed in 1980, with the description recently updated. This states the reasons for designation as:
- Architectural interest: the house retains much of its rhythm and character as a terrace of early-C19 cottages;
 - Interior survival: the plan-form of the terrace remains legible internally, and notable features include the brick built fireplace with timber bressumer and bread oven, along with the visible floor frames, and structural timbers;
 - Historic interest: in its early form and subsequent evolution, the building reflects aspects of the changing pattern of rural domestic buildings from the early C19 into the C20.
- 4.31. The building sits to the east of Chapel Road and immediately south of the separately listed Queen's Head Public House.

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

- 4.32. The building is located on the eastern side of Chapel Road and is a relatively prominent building within the settlement, being one of the few buildings in this area that is set close to the road edge and not obscured by planting and boundary treatments. This assists in illustrating the use of the southern part of the building as a village shop and contributes to the historic interest of the listed building.
- 4.33. The architectural interest of the listed building can also be appreciated from the road, despite the unsympathetic 20th century range which obscures the southern part of the building. It is appreciable as a simple row of 19th century vernacular cottages and forms an important part of the street scene here.
- 4.34. Views are provided of the listed building from within the Site, although they are limited by the hedgerow that bounds the Site. These views are restricted to the upper floor and roofscape of the listed building, which allows for a partial experience and appreciation of its simple vernacular form and regular rhythm, cited as an important feature within the listing. These views, while partial, therefore contribute to the significance of the listed building and allow for its architectural interest to be appreciated. They also illustrate the historic use of the building as simple, rural workers' cottages and its later use as a village store, serving a rural community.

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

- 4.35. The proposals will alter the setting of the listed building to the west, with the new dwellings and landscaping visible from the listed building, while return views will also be changed. This will slightly diminish the ability to appreciate the building's architectural interest and simple vernacular form, while also eroding one element of its rural setting.



Plate 3: *The Queen's Head and Village Store, which are partially visible in views across the Site. The neighbouring 20th century development is also partially visible in these views.*

- 4.36. The Village Store will remain as a vernacular building and village shop, set within a partly rural and partly urban environment, retaining its place within the core of the settlement. This means that any impacts to its significance will be limited and will not fundamentally alter the ability to appreciate its historic use and significance. The proposals will result in a very low level of less than substantial harm.

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

- 4.37. The proposals include embedded mitigation measures in the form of extensive open space, landscaping and the use of appropriate materials. These measures assist in minimising any harm to the significance of the listed building which will remain at the lowest end of less than substantial.

Step 5: Make and document decision and monitor outcomes

- 4.38. The very low level of less than substantial harm identified should be weighed against the wider public benefits of the proposals, in accordance with paragraph 215 of the NPPF. The public benefits and this planning balance are set out in the Planning Statement that accompanies this application.

Little Slaughterford Farmhouse

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

- 4.39. Little Slaughterford Farmhouse is described in the listing as a 17th century, or earlier, timber-framed building with plaster infill. It has a hipped tiled roof. The building has been restored and includes modern chimney stacks and fenestration.
- 4.40. The significance of the listed building is drawn from its historic interest as an altered post-medieval farmhouse that displays vernacular construction techniques. It also has architectural interest, related to the construction and form of the building

4.41. The listed building historically served as a farmhouse, with figures 3 and 4 showing its associated ancillary buildings to the east. However, these buildings were demolished in the 20th century and the building is now purely in residential use. It is located within its own enclosed garden, with little appreciation of the listed building from the surrounding land.

4.42. More recently, the development of land to the south of the building has further reduced its agricultural and rural context.

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

4.43. The immediate garden setting of the listed building continues to contribute to its historic interest, despite the changes seen, including the demolition of the ancillary agricultural buildings. This setting is well-enclosed although views are permitted of the listed building from Chapel Road, which allow for some appreciation of the building's vernacular form and related architectural interest.

4.44. The Site lies to the north and was historically related to the listed building. Although it formed part of an extensive landholding, all let to the same tenant, it is likely that the Site formed part of the arable farmland directly farmed by Little Slaughterford Farmhouse. It therefore shares a historic association with the listed building. However, any contribution to its significance is limited by the changes seen over time, which have included the changes to the Site to suit modern agricultural methods and the conversion of the listed building and its immediate grounds to a purely domestic use, which has included the demolition of the associated outbuildings and provision of additional planting. The listed building is no longer appreciated as a farmhouse (except from its name) and any connection with the surrounding landscape is now difficult to appreciate.

4.45. Views between the listed building and the Site are heavily restricted by the mature intervening planting and there is no appreciation of the historic or architectural interests of the listed building from within the Site. As a result of the changes to the use and immediate setting of the listed building, coupled with the dense planting, the Site is considered to no longer strongly contribute to the significance of the listed building.

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

4.46. The proposed development will alter one element of the listed building's rural setting, with open space and new development provided to the north and north-west. Although this land was historically associated with the listed building, the alteration to Little Slaughterford over time, which has included the cessation of farming, the demolition of the historically related outbuildings and the provision of dense planting, all mean that it is now experienced primarily within this domestic curtilage and no longer understood as a farmhouse with links to the surrounding land.

4.47. The proposed development will, however, alter an element of the listed building's surviving, but now disconnected, rural setting. This will lead to a limited impact to the historic interest of the listed building, although the embedded mitigation including open space and landscaping will assist in minimising any such harm. The proposals will result in a very low level of less than substantial harm as a result.

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

4.48. The proposals include embedded mitigation measures in the form of the open space and planting strategy, which will retain the land closest to the listed building informal open space. The proposals will result in a limited impact to the significance of the listed building and no further design or mitigation measures are considered necessary.

Step 5: Make and document decision and monitor outcomes

- 4.49. The very low level of less than substantial harm identified should be weighed against the wider public benefits of the proposals, in accordance with paragraph 215 of the NPPF. The public benefits and this planning balance are set out in the Planning Statement that accompanies this application.

5. Conclusions

- 5.1. The Site forms part of the setting of five listed buildings and comprises a large field, suited for modern agricultural practices. It historically formed part of the large landholding associated with the neighbouring Little Slaughterford Farmhouse to the south and Bennett's to the north. The Site forms part of the semi-rural setting to these heritage assets but makes either little or no contribution to their respective significance.
- 5.2. The proposed development of the Site includes extensive embedded mitigation measures, notably the retention of the eastern part of the Site as open space and the provision of landscaping and new planting here. The design of the dwellings has also been developed to respond to the architectural character of the local area.
- 5.3. The proposed development will result in limited changes within the setting of the heritage assets which will not fundamentally alter the character of these settings or the significance of the listed buildings. There will be a very limited impact, representing a very low level of less than substantial harm, to the significance of the Queen's Head Public House, the Village Store and Little Slaughterford Farmhouse. There will be no impact to the significance of the other listed buildings in the local area, with their special architectural and historic interest, and their settings, preserved.
- 5.4. The limited harm identified must be weighed against the public benefits delivered by the development, in accordance with paragraph 215 of the NPPF. The public benefits and associated planning balance are set out in the Planning Statement that accompanies this application.
- 5.5. This document provides sufficient information with regards to built heritage matters to inform the determination of this planning application.

FIGURES

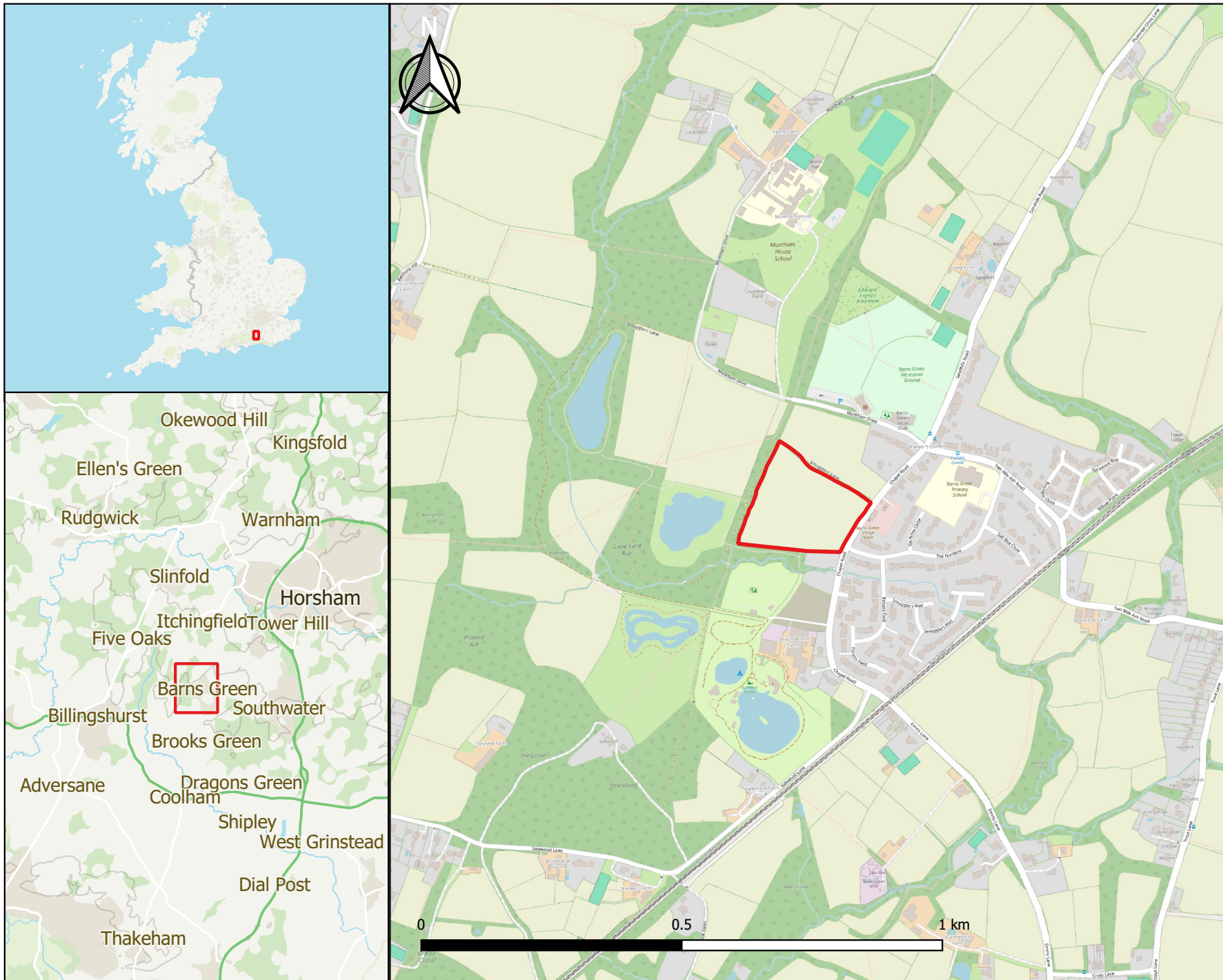


Figure 1
Site Location

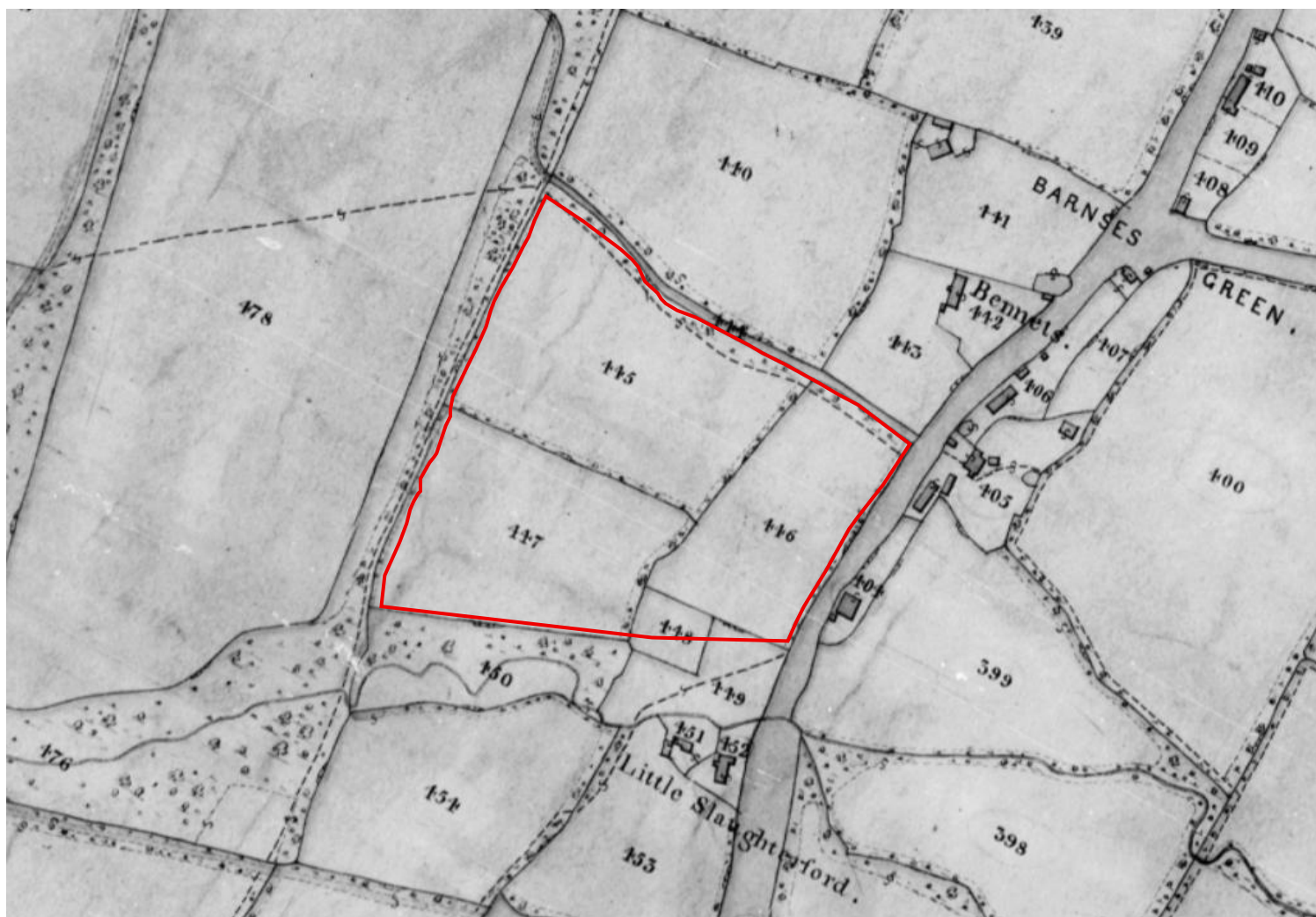


Figure 3 1839 Tithe Map (approx. Site location in red)

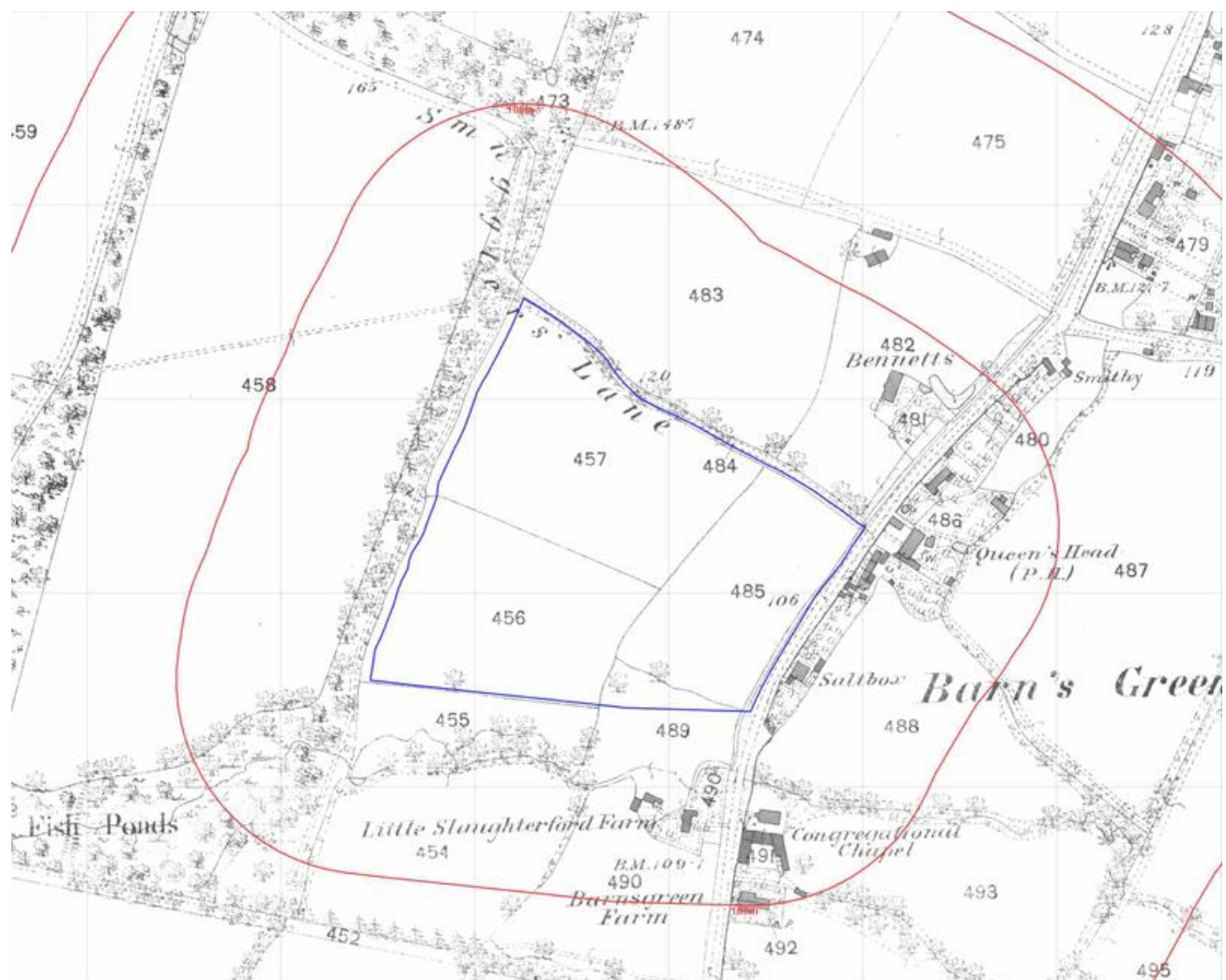


Figure 4 1876 OS Map

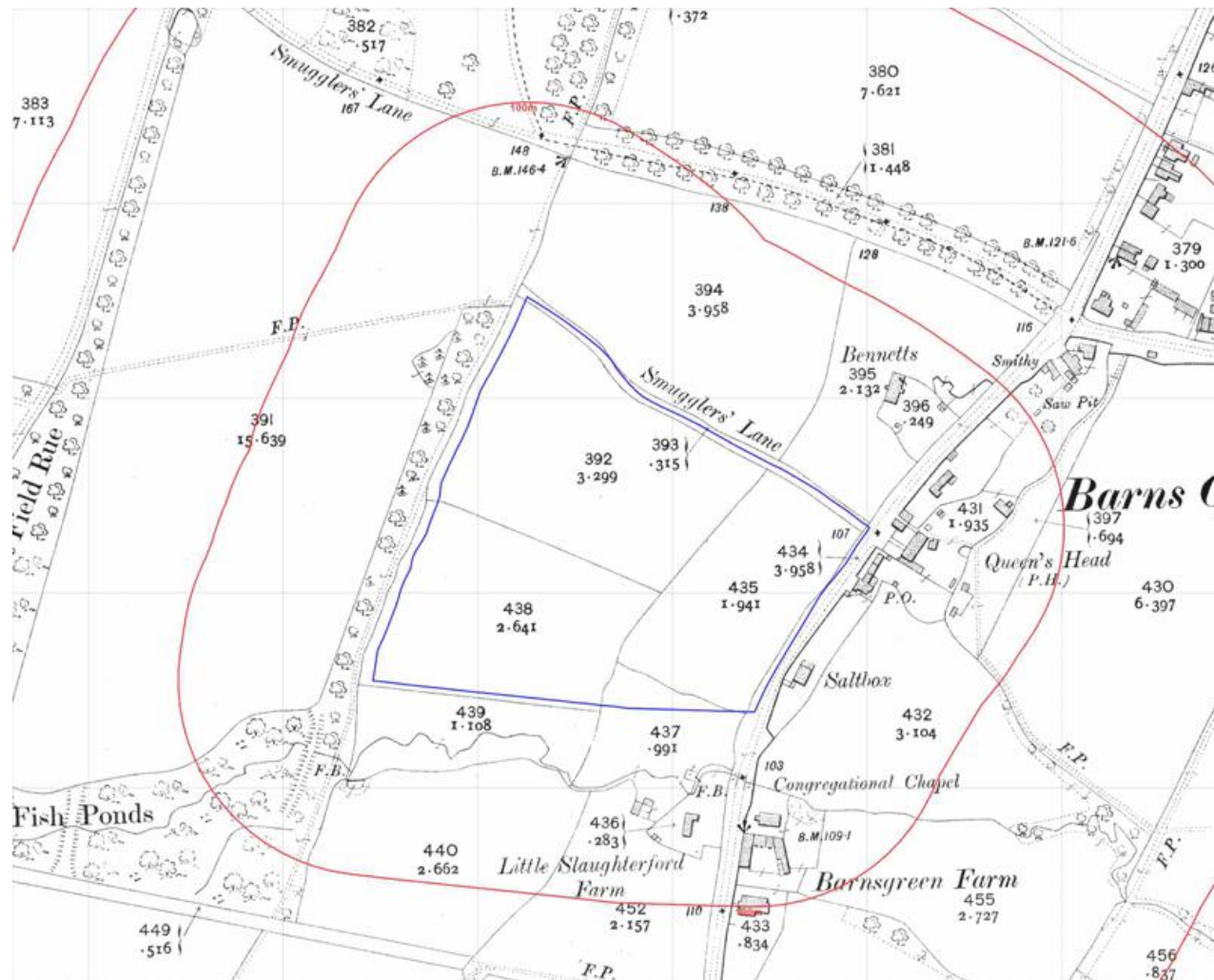


Figure 5 1911 OS Map



Figure 6 1977 OS Map

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Figure 8 2025 Google Satellite Imagery

Map Data: Google, Airbus

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