

~ SWAINS FARM ~

BRIGHTON ROAD, HENFIELD, HORSHAM, WEST SUSSEX, BN5 9RP

Removal of modern agricultural building to be replaced with 2 new buildings comprising 4 residential dwellings.

DESIGN ACCESS STATEMENT INCORPORATING HERITAGE STATEMENT



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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 Swains Farm, Henfield.
- 1.2 The application relates to a small site amounts to approximately 0.35 hectares and is located on the northern edge of Henfield Common on the outskirts of Henfield.
- 1.3 The application site is to the south west of the Grade II listed Swains Farmhouse. Two modern agricultural workers cottages are located to the east of the site. There is a pond to the immediate south of the site, part of which is within the red line.
- 1.4 The South Downs National Park is located approximately 1.6km south. The High Weald National Landscape is approximately 8km north of the site.
- 1.5 Public Footpath 3205 runs south-north through the red line boundary of the proposed development site, following the access road to Swains Farm, and then westward beyond the site's boundary. Public Footpath 2531_1 continues northwards through Swains Farm. Prior Notification for Change of Use of an Agricultural Building to residential (Use Class C3) to form 4no dwelling houses was granted under application DC/22/2118.
- 1.6 All pre-commencement conditions were discharged under application DISC/24/0193.
- 1.7 An application under Regulation 77 of the Conservation of Habitats and Species Regulations 2017 in respect of Prior Approval consent DC/22/2118 was granted under application HRA/23/00089. This proposed water efficiency measures on a site to the north of the development site and these measures were secured under a legal agreement. As such there exists an implementable fallback permission for the change of use of the existing building to 4 dwellings.
- 1.8 An application was submitted under reference DC/24/1164 for 4 dwellings in a courtyard arrangement, designed to reflect a group of agricultural buildings, in the alternative to the Prior Approval granted under DC/22/2118.
- 1.9 This application was considered acceptable in all respects other than the impact on the landscape. The LPA considered that landscape harm would stem from the scheme
failing to reflect the landscape characteristics of the site, and not achieving a farmhouse-style development which would be expected in this location. The proposal would also result in a greater level of encroachment into the countryside than would result from the prior approval scheme, with greater potential for domestic paraphernalia being located in and around the related curtilages.
In addition, while the existing building is of no particular merit it is clearly not an unexpected feature in a rural setting, and its conversion to dwellinghouses would not have any discernibly greater impact on the listed building than the existing arrangement.
- 1.10 The Council's Conservation Officer has advised that the existing building has a harmful impact on the setting of the listed building, whereas in their view, the four replacement dwellings approved would have a neutral impact and this would be more favourable than the fallback.
- 1.11 The LPA however considered that the benefit to the listed building would be tempered by the landscape harm which has been identified as resulting from the scheme. The LPA considered therefore that that any benefit to the listed building would not outweigh the wider landscape concern.



Location of proposed development site at Swains Farm.

- 1.12 This report accompanies an alternative scheme which seeks to address the landscape-related concerns raised by the LAP from the previous submitted scheme.
- 1.13 Historic mapping has been consulted to help understand the development of the building as its immediate environs, as well as its wider setting. The maps are included in section 4 of this report.
- 1.14 This Heritage Statement includes a Significance Assessment, which identifies the relative heritage value of the identified heritage assets. It also includes an Impact Assessment, which considers the potential impact of the proposed scheme on the significance of the heritage assets identified, including the contribution made by their setting. This approach to impact-assessment is required in order to satisfy the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF) and the Local Planning Authority.

2 PLANNING HISTORY

- 2.1 In August 2019 Prior Approval was sought for Proposed Change of Use of Agricultural Buildings to Dwelling (C3 Use Class) under application DC/19/1701 to convert the existing agricultural buildings to five residential dwellings.
- 2.2 Building A was proposed to be converted to three dwellings and Building B to two dwellings. The proposed dwellings comprised a sitting room, kitchen, bathroom and two bedrooms with outside space and parking available in front of each unit. The existing cladding of the walls of both buildings was proposed to be replaced with timber boarding to the upper level with brick or render to the lower section. The roofs were to be replaced with insulated panels, new doors and windows were to be added.
- 2.3 In October 2019 the Horsham District Council (HDC) refused the application for the following reason:
- The proposed conversion of these buildings to residential, and associated operational development, would result in a utilitarian appearance and domesticity that would further exacerbate the harm to the grade II listed building known as Swains Farmhouse. The cumulative impact of the development would result in a form, appearance and nature of use that would detract from the hierarchical understanding and functional association of the buildings to the historic farmstead and would erode the special interest and setting of the designated heritage asset. The proposal would not preserve the setting of the adjacent listed building and therefore the location of the buildings makes it undesirable for the buildings to change from agricultural use to a Class falling within Class C3 (dwellinghouses). The proposal is therefore contrary to paragraphs Q.2(1)(e) and Q.2(1)(f) of Class Q, Part 3, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).*
- 2.4 Following comments from the Council's Conservation Officer a different approach was adopted addressing the reasons for refusal and in December 2019 Prior Approval was sought for conversion and change of use of Building A to four residential dwellings and demolition of Building B under class Q of the GPDO (applications DC/19/2541 and DC/20/0031, respectively).
- 2.5 Horsham District Council granted permission for the demolition of Building B in February 2020 and for the conversion of Building A in March 2020.
- 2.6 The permissions granted in 2020 lapsed before the works commenced. New permission, however, was sought in November 2022 and granted in January 2023 under reference DC/22/2118 for the removal of building B and change of use of Building A to form 4no dwellinghouses.
- 2.7 This report accompanies a new application which adopts a different approach considered to be more sympathetic with the listed farmhouse and its wider setting than the previous proposal, mindful of the policy relating to listed buildings and heritage assets set out in the Planning (Listed Buildings & Conservation Areas) Act 1990, the NPPF and the Horsham District Planning Framework.

3 HERITAGE ASSETS AND DESIGNATIONS

- 3.1 Swains Farm comprises a statutory Listed Building designated in May 1980. The listing reads:

SWAINS FARMHOUSE

Location Henfield, West Sussex, BN5 9RP

District Horsham (District Authority)

Date Listed 9th May 1980

List Entry No 1027120

Grade II

Description Two parallel ranges West range was a small C17 or earlier timber-framed cottage with brick infilling. Tiled roof with pentice to south. Casement windows. Chimney breast at north end. Two storeys. Two windows. The east range is an C18 addition with longer and lower elevation, which is tile-hung.



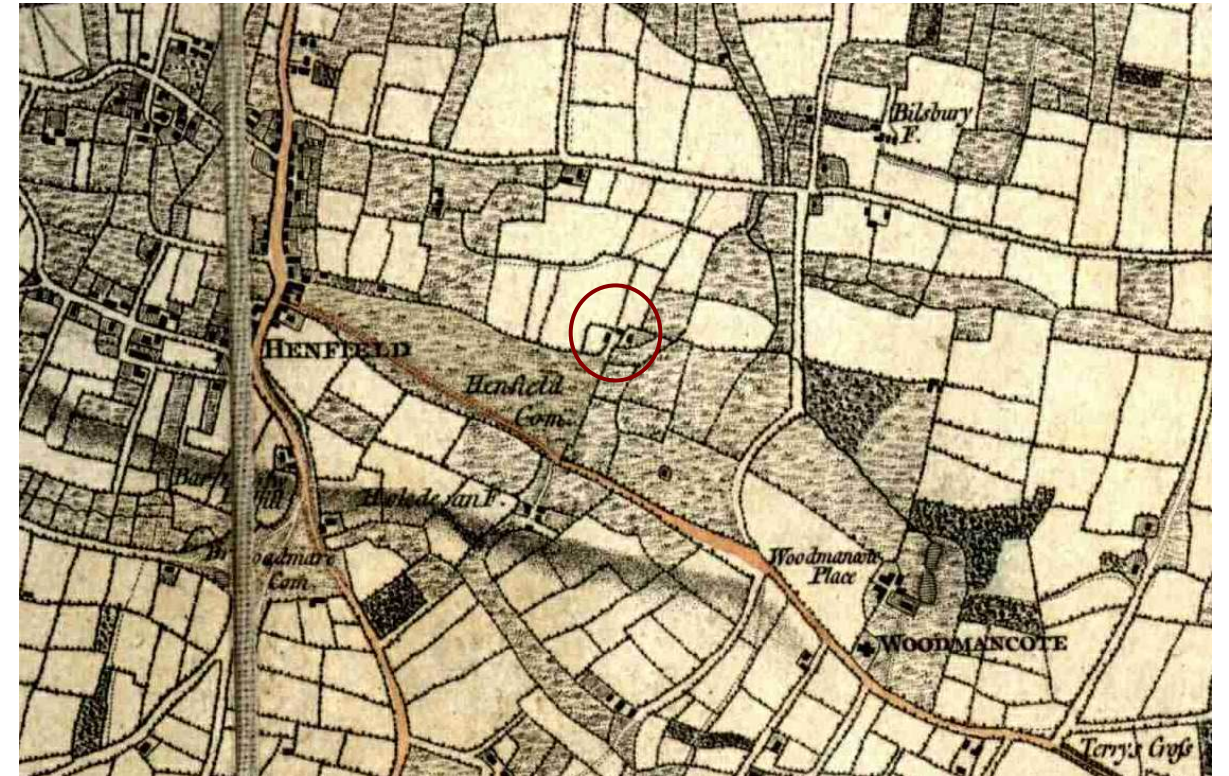
Swains Farmhouse in 2019.

4 PROPOSALS

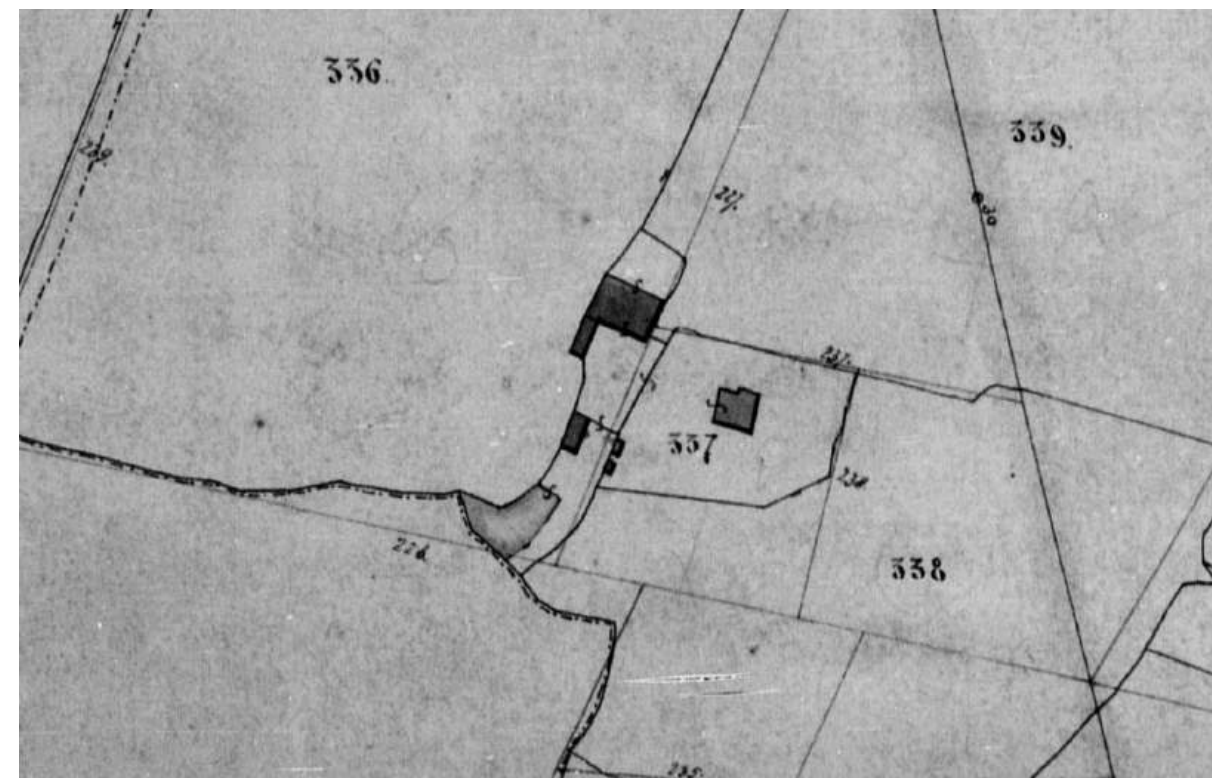
- 4.1 The proposal is the removal of the existing Building A located south-west of the listed farmhouse to be replaced with 2 buildings comprising 4 semi-detached residential dwellings. The proposal aims to insert a development more akin to the character of the neighbouring listed farmhouse with new dwellings designed as traditional buildings constructed with traditional local materials.
- 4.2 The proposal also includes associated landscape works (parking areas and gardens) which include the removal of hardstanding around Building A and its replacement with limestone chippings with 'soft' edges.
- 4.3 The works and their potential impact are discussed further in section 7 of this report.

5 HISTORIC CONTEXT

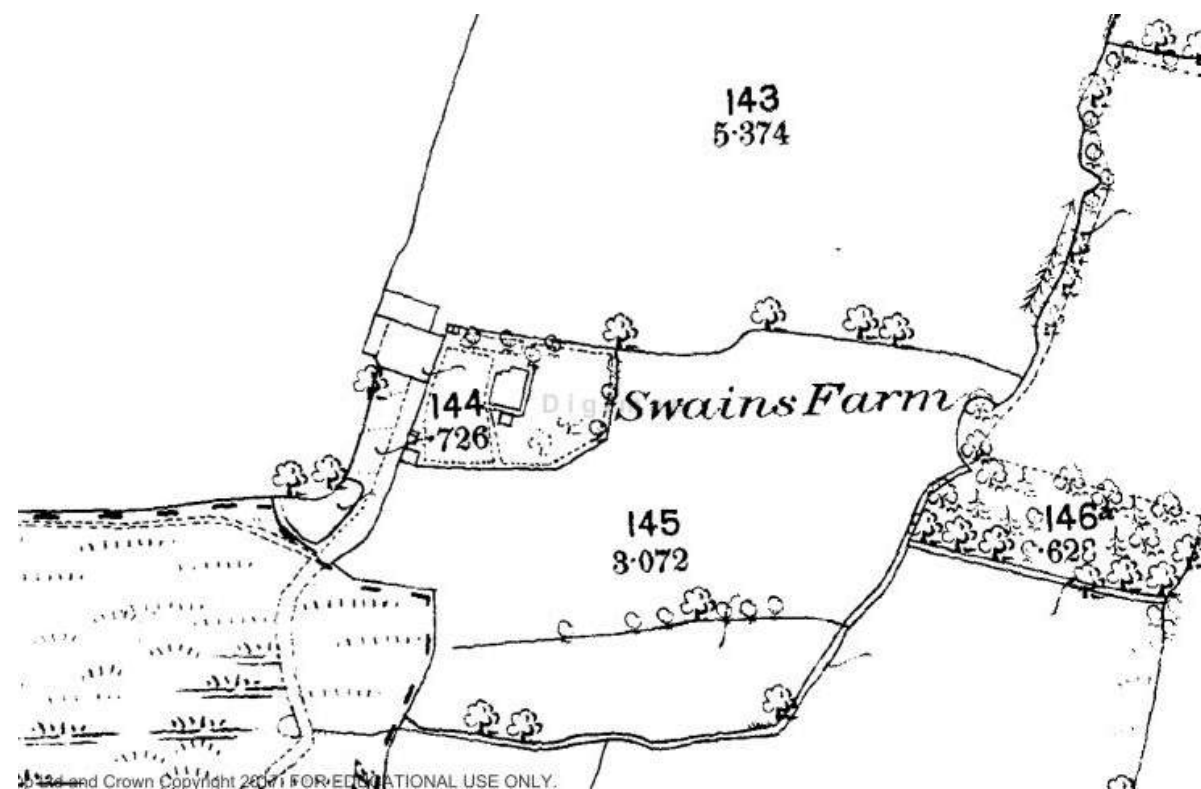
- 5.1 Swains Farm is located to the north of the A281 Brighton Road and 0.75 miles east of Henfield. The farm existed already in the 16th century for it was recorded in 1545. It seems likely that the existing farmhouse dates from this period as physical evidence suggests.
- 5.2 The earliest existing map showing Swains Farm is the Yeakell and Gardner's Sussex Map from 1778. The Map indicates the location of the existing buildings when it was drawn, however, the building's footprints lack detail. Despite this, the 1778 map illustrates 3 buildings in the farmstead, which can be identified in the 1839 Tithe Map as the farmhouse, the barn and the outbuilding located north of the pond.
- 5.3 The 1839 map indicates that the farm boundaries differentiate the residential area where the farmhouse is located from the walled farmyard to the west. The barn appears with a building attached to the south likely to be a cart shed as it is represented as an open-fronted building in the 1874 map. By this time the farm was owned by William Borrer and occupied by Phillip Piper and Frances Reeves.
- 5.4 Two walls or fences extended further south from the farmyard enclosing the outbuilding to the south and thus forming a second yard which terminates in the pond. This suggests that the southern building was in use as a cattle shed and the second yard extended to the pond allowing access for the beasts to drink water. It is likely that the cattle shed had access to the farmyard as it was attached to the farmyard's southern boundary. This building would be removed some time between 1839 and 1874.
- 5.5 The farm experienced a significant development between the end of the 19th century and the 1940s and had several agricultural buildings built to the west and south of the farmhouse as can be seen in the maps from 1896, 1909 and 1946.
- 5.6 The historic barn, together with the attached cart shed, was demolished some time between 1946 and 1955, as it is not illustrated in the 1955 map.
- 5.7 The buildings constructed between the late 19th century and early 20th century, were removed during the second half of the 20th century and the two existing modern agricultural buildings built on their site. The cottages located to the south of the farmstead where also built during this period.
- 5.8 The Satellite View from 2018 shows some changes compared to the Satellite View from 2001. A garage building was built within the boundaries of the farmhouse, which were also extended to the east.



Detail of the Yeakell and Gardner's Sussex Map showing Swains Farm, 1778.



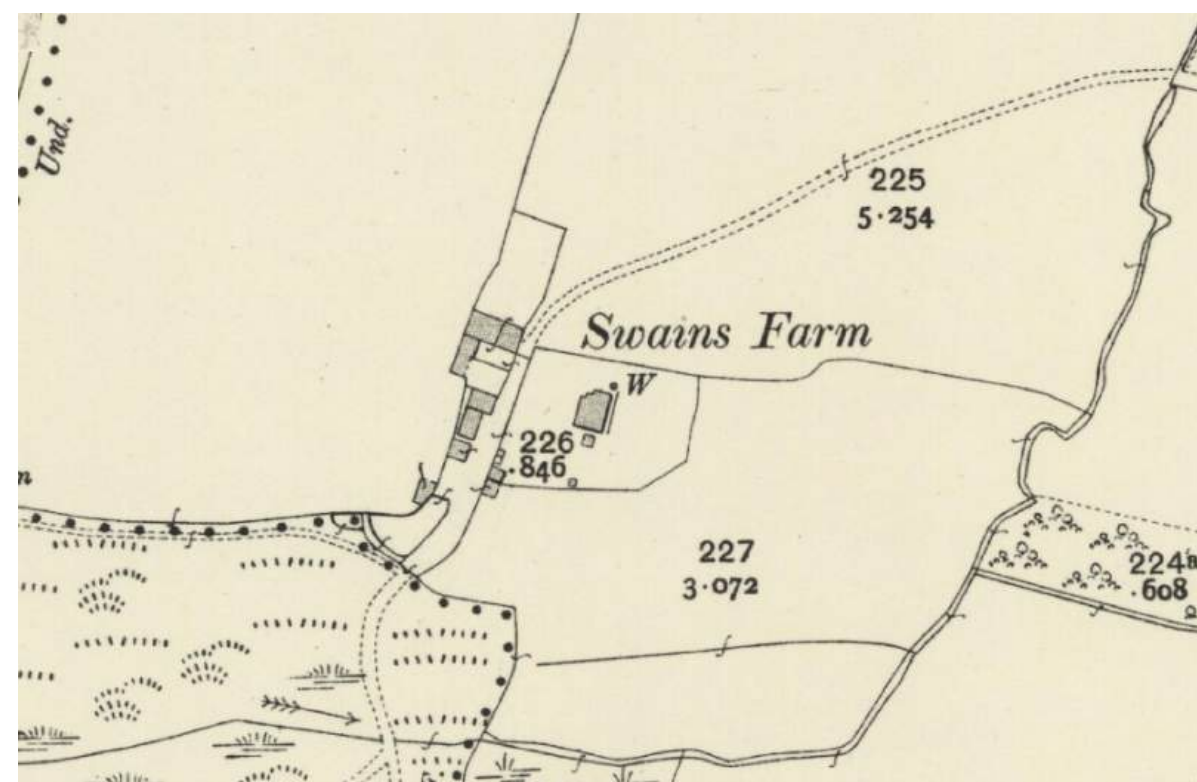
Detail of the Tithe Map for the parish of Woodmancote showing Swains Farm, 1839.



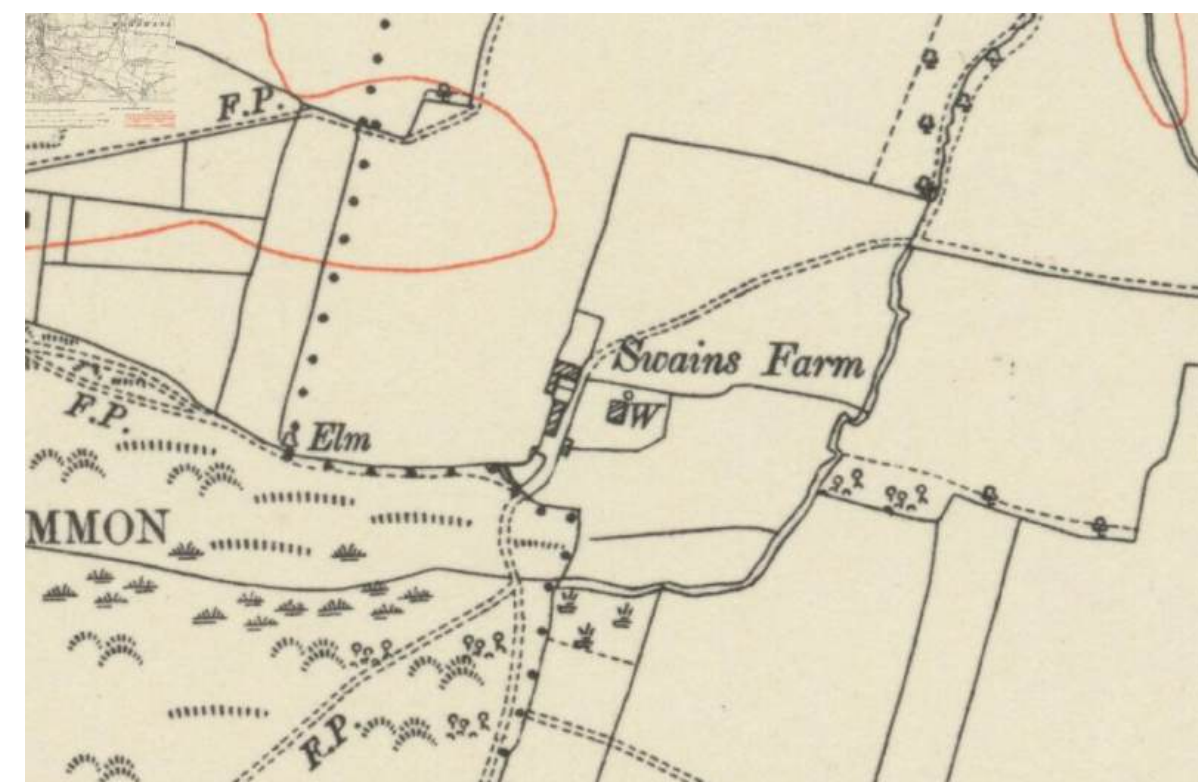
Detail of Ordnance Survey Map showing Swains Farm, 1874.



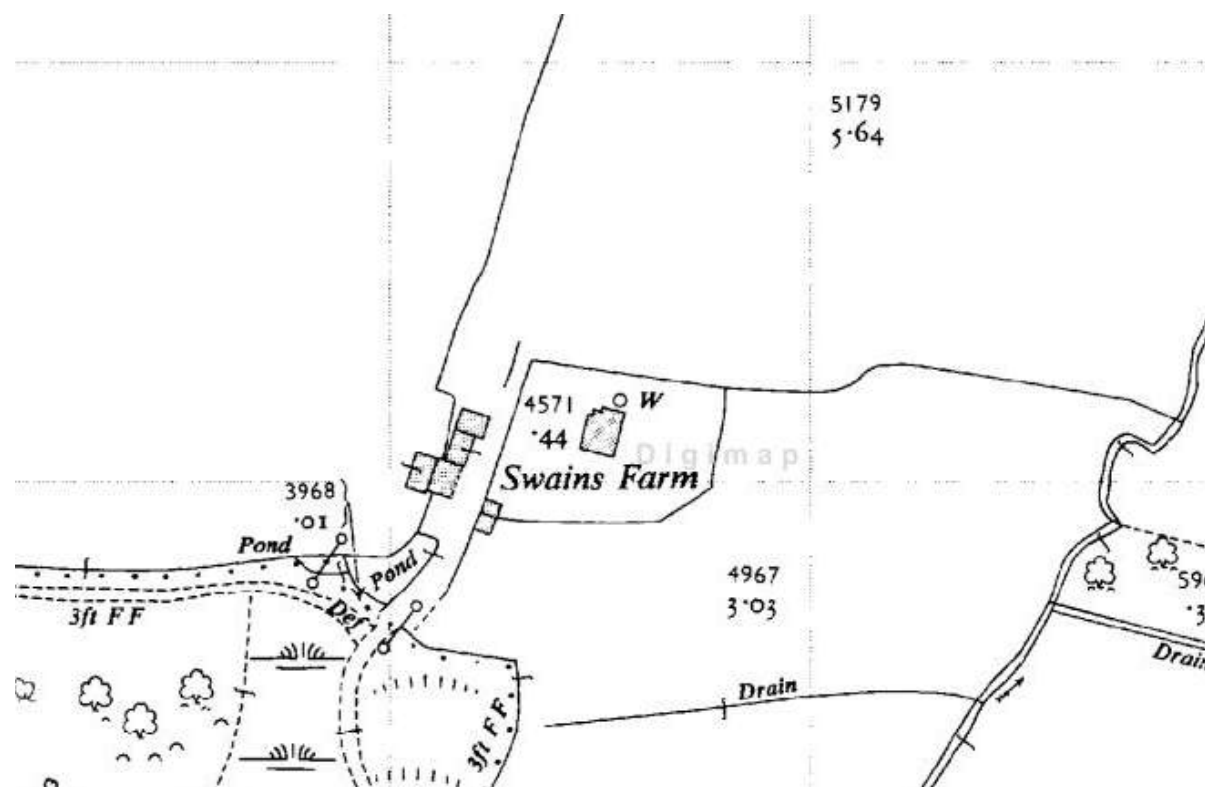
Detail of Ordnance Survey Map showing Swains Farm, 1896.



Detail of Ordnance Survey Map showing Swains Farm, 1909.



Detail of Ordnance Survey Map showing Swains Farm, 1946.



Detail of Ordnance Survey Map showing Swains Farm, 1955.



Satellite view showing Swains Farm, 2022.

6 ASSESSMENT OF SIGNIFICANCE

- 6.1 The site of Swains Farm is outside of any built-up area and as such is located within the countryside with no other statutory designations. The site is within a rural area which comprises farms, commercial uses, recreation and residential dwellings. A public footpath runs to the east and south of the buildings.
- 6.2 Building A is a modern agricultural shed sited on an area of hardstanding located within the setting of Swains Farmhouse, a grade II listed building and thus, recognisable as one of special interest.
- 6.3 The farmhouse is considered to possess historical evidential and illustrative values, reflecting the change of local socio-economic circumstances. It also possesses aesthetic value from the simple vernacular materials and their connection with the wider rural setting.
- 6.4 The evolution of the farmstead which is clearly legible from both the physical alterations on site and the associated map evidence is of interest and this legible narrative contributes greatly to the understanding of the evolution of rural economies and farming practices. This in turn contributes to the special interest of the farmhouse and its setting.
- 6.5 Building A is a 20th century building of steel frame and concrete construction, with metal sheet cladding over concrete block walls and roofed with sheet material. The building has been recently used for the storage of potatoes grown on Swains Farm.
- 6.6 Building A is a functional utilitarian building which lacks historical, architectural and aesthetic values. It is, therefore, considered to cause harm to the setting of the listed building and detract from the farmstead's aesthetic as a whole.
- 6.7 The wider setting of Swains Farm and its relationship with the rising land to the north and west, the Common to the South and closer features such as the pond are considered to be significant and contribute to the value of the heritage asset. The modern building detracts from this and thus is considered to cause harm.

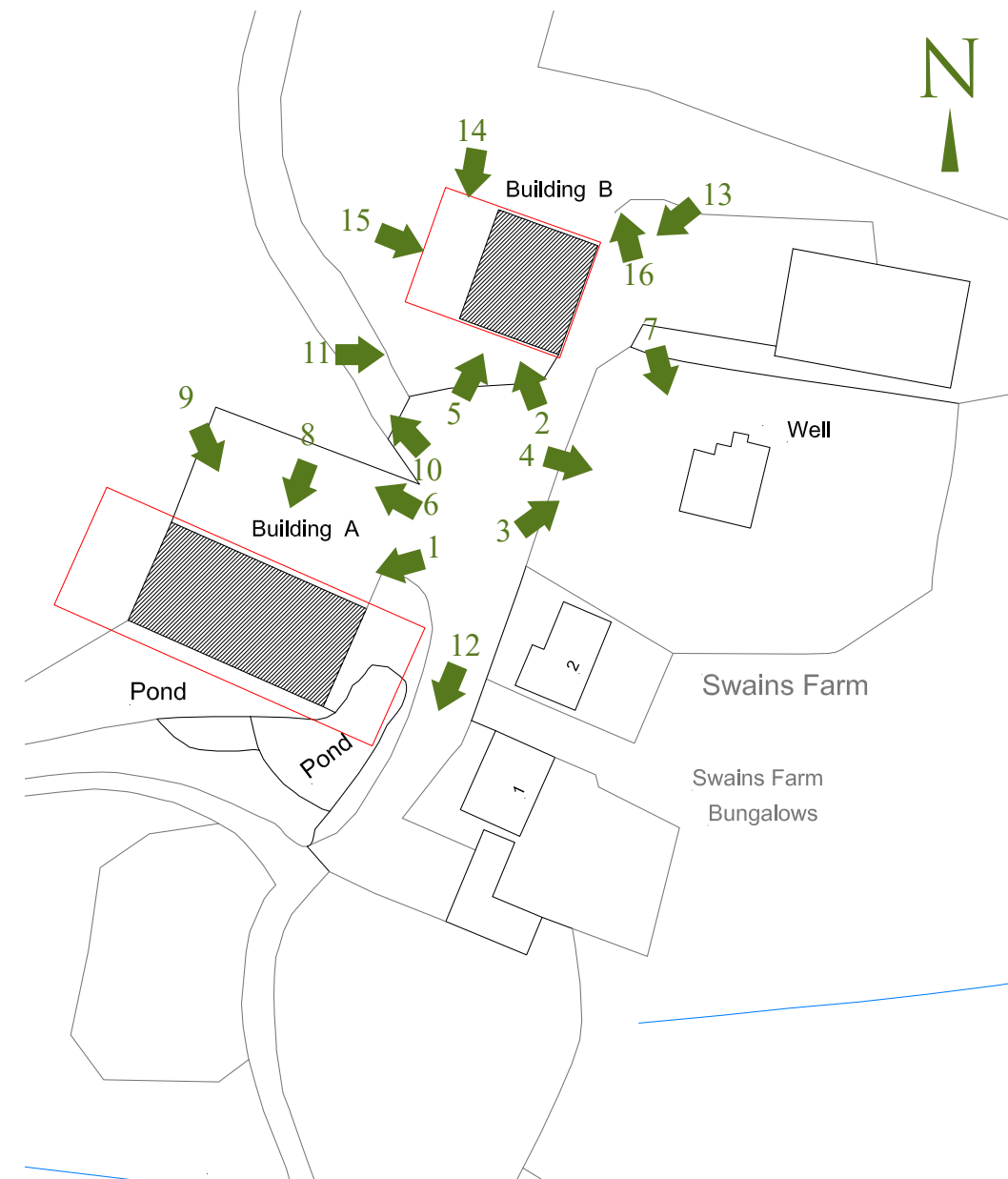




Image 1



Image 2



Image 3



Image 4



Image 5



Image 6



Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16

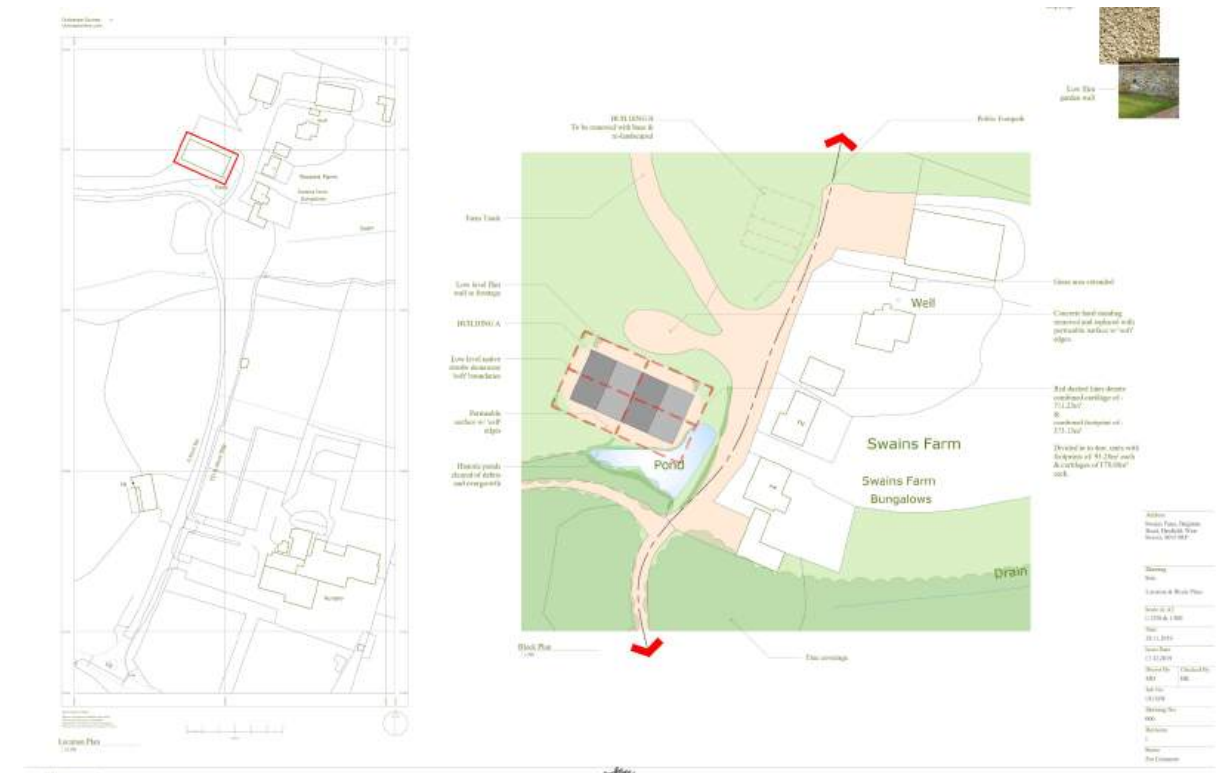
7 IMPACT ASSESSMENT

- 7.1 This section appraises the impact of the proposed works on the setting of Swains Farm. It seeks to support the Local Planning Authority in their decision-making process.
- 7.2 The previous Class Q application was granted for the demolition of Building B in February 2020 and for the conversion of Building A in March 2020. The permissions granted in 2020 lapsed before the works commenced. New permission, however, was sought in November 2022 and granted in January 2023 under reference DC/22/2118 for the removal of building B and change of use of Building A to form 4no dwellings.
- 7.3 An application was submitted under reference DC/24/1164 for 4 dwellings in a courtyard arrangement, designed to reflect a group of agricultural buildings, in the alternative to the Prior Approval granted under DC/22/2118.
- 7.4 This application was considered acceptable in all respects other than the impact on the landscape. The LPA considered that landscape harm would stem from the scheme

failing to reflect the landscape characteristics of the site, and not achieving a farmhouse-style development which would be expected in this location. The proposal would also result in a greater level of encroachment into the countryside than would result from the prior approval scheme, with greater potential for domestic paraphernalia being located in and around the related curtilages.

In addition, while the existing building is of no particular merit it is clearly not an unexpected feature in a rural setting, and its conversion to dwellings would not have any discernibly greater impact on the listed building than the existing arrangement.

- 7.5 The Council's Conservation Officer has advised that the existing building has a harmful impact on the setting of the listed building, whereas in their view, the four replacement dwellings approved would have a neutral impact and this would be more favourable than the fallback.
- 7.6 The LPA however considered that the benefit to the listed building would be tempered by the landscape harm which has been identified as resulting from the scheme. The LPA considered therefore that that any benefit to the listed building would not outweigh the wider landscape concern.
- 7.7 Based on the comments provided by the LAP, the previously submitted proposal has been reviewed and a new scheme proposed in this report, aiming to provide a net benefit to the setting of the heritage asset whilst addressing the concerns raised by the LPA.
- 7.4 Whilst Building B was considered the most harmful to the setting due to its proximity and location to the farmhouse, the retention and conversion of Building A still resulted in some harm, this was balanced against the public benefit of substantial improvement to the setting to the listed farmhouse through the total removal of Building B, along with the associated landscaping and removal of agricultural paraphernalia.



Proposal approved under application DC/22/2118



Proposed scheme.

- 7.5 Nonetheless, the scheme proposed in this report seeks to provide further benefits to the setting of the listed farmhouse through the removal of Building A and the surrounding hardstanding, to be replaced with 2 new buildings comprising 4 semi-detached residential dwellings (the same number of dwellings as the approved scheme). The removal of Building A will eliminate any existing harm to the setting of the listed farmhouse, whilst the proposed buildings will result in a development more in keeping with the traditional and rural character of the listed farmhouse and its setting.
- 7.6 The proposed buildings are one and a half storey structures designed as traditional buildings and constructed with traditional local materials. They will, therefore, have timber clad walls with exposed brick plinths and clay-tiled half-hipped roofs. Fenestration will consist of aluminium casements incorporating glazing bars to contribute to the traditional character of the new buildings.
- 7.7 The new buildings will be located occupying approximately the same area as the existing Building A, avoiding any further encroachment into the landscape surrounding the listed farmhouse.
- 7.8 The development also includes the construction of a bike and bin store designed as a traditional agricultural outbuilding being open-fronted and featuring clad walls. This approach will eliminate the presence of these elements from the setting of the Listed Farmhouse, contributing to its setting.
- 7.9 A degree of landscape works are also included as part of the proposed development. This include the replacement of the existing hardstanding and the creation of gardens as well as parking and turning areas.
- 7.10 The gardens of the new residential units will be located to the rear of the buildings and separated by solid boundaries to provide the necessary privacy. This means that the gardens will be located away from the farmhouse view and potential domestic paraphernalia will not be seen in context with the farmhouse.
- 7.11 The new gardens will be separated by brick “yard” walls of traditional style, which will reflect the type of solid boundary walls enclosing historic farmyards. The site, however, will be surrounded by a new native hedging and trees which will screen the presence of vehicles and access to the front of the new dwelling.
- 7.12 The existing hardstanding around Building A will be removed and replaced with smaller areas of limestone chippings with soft edges to provide access to the proposed buildings, creating parking and turning areas separated by native hedging.
- 7.13 The pond to the south of the site is a historic feature related to Swains Farm (see section 3). The proposal seeks to reinstate and incorporate it into the proposed scheme without physical boundary treatments. The retention of the pond within the proposed development will reinstate a historical connection between the landscape and the buildings on site.
- 7.14 As a whole, the proposed scheme offers an approach that is considered to preserve the setting of the listed farmhouse whilst addressing the concerned raised by the LPA.

8 CONCLUSION

- 8.1 The proposed scheme of works is based on a thorough understanding of the character of the buildings, their historic development and significance and has been informed by site visits and desk-based research.
- 8.2 This document demonstrates that there is sufficient information to comprehensively understand the impact of the works on the character of the site, and that the consequence of the proposals has been assessed.
- 8.3 The site comprises two late 20th century agricultural buildings, two late 20th century farm cottages and one grade II listed building: a 16th/17th century farmhouse.
- 8.5 The removal of Building A which has an extant consent to create 4 residential dwellings through conversion, and its replacement with 4 semidetached dwellings design as 2 traditional buildings will contribute to the rural and traditional setting of the listed farmhouse.
- 8.6 The proposed buildings have been designed to reflect simple traditional buildings constructed with traditional local materials. The new gardens and parking areas will be located away from the farmhouse and potential domestic paraphernalia will not be seen in context with the farmhouse.
- 8.7 When considered as a whole, and when judged against the fallback position which is for conversion of the existing portal frame building to 4 dwellings, the proposal is considered to have significant positive net benefits to the Special Interest of the listed farmhouse and its setting.
- 8.8 The proposal is compliant with respect to the Planning (Listed Buildings and Conservation Area) Act 1990 insofar as the special interest of the historic building and its setting will be preserved.
- 8.9 In summary, the proposal is considered to be proportionate and in accordance with the requirement of the Act, NPPF and the Horsham District Planning Framework.

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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