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Heritage Report

Haynes, Partridge Green, Horsham, West Sussex, RH13 8JF

Report prepared by Chilcroft Heritage Planning
September 2025



Corporate members of:
The Society for the Protection of Ancient Buildings
Historic Houses Association
The Georgian Group



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1) INTRODUCTION

- 1.1) I am Haig Dalton, founder of Chilcroft Heritage Planning, an established independent heritage consultancy since 2006. Formerly, I was a local authority officer within development control departments in the South of England. I have worked on a wide range of projects throughout the United Kingdom, predominantly (but not exclusively) for private sector clients.
- 1.2) I hold a masters degree in Historic Building Conservation (MSc); a postgraduate qualification in Architectural History from the University of Oxford (Oxon); I am an Affiliate member of the Royal Institute of British Architects (RIBA) and of the Institute of Historic Building Conservation (IHBC).
- 1.3) Over the last 21 years I have specialised in the historic environment, both in terms of understanding and analysing physical fabric, and in terms of policy application, specifically by assessing impacts, providing advice and supporting development proposals. My experience includes a diverse range of cases relating to the assessment of physical changes to, and development affecting all manner of heritage assets, and their settings.
- 1.4) I have undertaken numerous impact assessments where I have considered the impacts of new development on the historic environment (dealing with physical impacts, setting, townscape, views and inter-visibility), including dealing with the effects of development on heritage assets in semi-urban contexts.
- 1.5) I have provided expert evidence at appeals, including public inquiries, on behalf of both appellants and local planning authorities.
- 1.6) I understand my role in producing this heritage report; to give independent and objective evidence on matters within my expertise, based on my own independent opinion and uninfluenced by the instructing party. I confirm that I have stated the facts and matters on which my opinion is based, and that I have not omitted to mention facts or matters that could detract from my conclusions.

- 1.7) I believe that the facts stated within this Heritage Report are true and that the opinions expressed are correct. I have drawn attention to any matters where I consider I lack sufficient information to reach anything other than a provisional conclusion. I have adhered to the standards and duties of the professional bodies I am a member of, and will continue to adhere to those standards.
- 1.8) I was first approached in January 2025, when I was asked to provide a heritage report in relation to the proposed development on behalf the applicant. My quote was based on several stages/elements, the first of which was an initial case review, including a site visit on the 4th February 2025 and subsequent Design Input. I confirmed that I am able to act as the applicant's heritage expert following this initial work and a site visit.
- 1.9) As an independent professional, I have formed my own opinions and have come to my own conclusions about the effects of the proposed development.
- 1.10) I have included in my heritage statement photos taken on my original site visit. The photos were taken with a compact digital camera and they have not been digitally altered, aside from cropping superfluous areas of sky and/or foreground. This visual assessment is intended to be informative, but it is not intended to be exhaustive.
- 1.11) This statement will describe the significance of any heritage assets affected, including any contribution made by the setting, as required by Para.207 of the *National Planning Policy Framework* (2024). It will assess the significance of the heritage assets by way of Historic England guidance *The Setting of Heritage Assets* (2017) in accordance with their preferred five-step procedure, identify, assess and explore the significance of their setting and consider the applicant's scheme in relation to them.

2) LEGISLATION AND POLICY

- 2.1) Legislation relating to listed buildings and conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 of the Act place a duty on the decision maker to have special regard to the desirability of preserving listed buildings and their settings.
- 2.2) Section 72 of the Act places similar duty on the decision maker with respect to the desirability of preserving or enhancing the character or appearance of conservation areas, however this does not extend to the setting of conservation areas.
- 2.3) The **National Planning Policy Framework (NPPF)** constitutes the Government's current national guidance and policy regarding development in the historic environment. It is a material consideration and includes a succinct policy framework for local planning authorities and decision takers. It relates to planning law by stating that applications are to be determined in accordance with the local plans unless material considerations indicate otherwise.
- 2.4) Paragraph 203 of the NPPF deals with conserving and enhancing the historic environment with 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."

- 2.5) Annex 2 of the NPPF defines the setting of a heritage asset 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."

- 2.6) Paragraph 207 of the NPPF places a duty on the Local Planning Authority (LPA) to require an applicant to describe the significance of any heritage assets affected by a proposal, providing a proportionate level of detail. The effects of any development on a heritage asset therefore need to be assessed against the four components of its heritage significance: its archaeological, architectural, artistic and historic interests.
- 2.7) Paragraph 208 of the NPPF notes that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
- 2.8) Paragraph 212 states with regard to heritage assets. that great weight should be given to their conservation (and the more important the asset, the greater the weight should be) irrespective of whether any potential harm amounts to substantial or less than substantial harm.
- 2.9) Conservation (for heritage policy) is defined in Annex 2 of 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.”*
- 2.10) The importance and relevance of this definition is that it does not suggest conservation to be the same as preservation. Indeed, what sets conservation apart is the emphasis on proactively maintaining and managing change and not on a reactive approach to resisting change. In its simplest interpretation conservation could amount to a change that at least sustains the significance of a heritage asset.

- 2.11) Paragraphs 214 to 215 describe two levels of potential harm that can be caused to the significance of designated heritage assets, namely substantial harm and less than substantial harm. These effects are to be weighed in the planning balance according to the guidance set out within the paragraphs, bearing in mind the statutory provisions above. Substantial harm to or loss of a grade II listed building should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.
- 2.12) Paragraph 215 deals with cases of less than substantial harm and notes that any such harm should be weighed against the public benefits of the proposal. Heritage protection and the conservation of heritage assets are recognised as of benefit to the public.
- 2.13) Harm is defined by Historic England as a change which erodes the significance of a heritage asset.
- 2.14) Paragraph 219 of the NPPF notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- 2.15) **The National Planning Practice Guidance** provides advice on enhancing and conserving the historic environment in accordance with the NPPF. The PPG currently relates to the 2019 version of the NPPF but will be updated in due course to reflect NPPF 2023.
- 2.16) In regards to the setting of heritage assets the PPG notes:

“The setting is the surroundings in which an asset is experienced, and may therefore be more extensive than its curtilage.”

2.17) The guidance notes that a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.18) In relation to harm the guidance states:

“Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.”

2.19) Paragraph 020 of the document notes that public benefits can be heritage based and can include:

- Sustaining or enhancing the significance and the contribution of its setting;
- Reducing or removing risks to a heritage asset; and
- Securing the optimum viable use of a heritage asset for the long term.

2.20) The **Historic Environment Good Practice Advice in Planning** Note 3: The Setting of Heritage Assets (Historic England, 2017) is a document published by Historic England as a second edition in December 2017, replacing the earlier 2015 setting guidance. The document provides for a thorough understanding of the setting of a heritage asset and the relationship of the setting to curtilage, character and context.

2.21) The guidance document notes, in paragraph 18, that the protection of the setting of heritage assets need not prevent change. The document recognises that not all heritage assets are of equal importance and states that the contribution made by their setting to their significance will also vary. Not all settings have the same capacity to accommodate change without causing harm to the significance of the asset.

2.22) As per earlier Historic England guidance, the document advocates a stepped approach to assessing the impact of change within setting on the significance of heritage assets. This stepped approach is:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;

Step 4: explore the way to maximise enhancement and avoid or minimise harm; and

Step 5: make and document the decision and monitor outcomes.

2.23) Guidance under Step 2 notes that the asset's physical surroundings and how the asset is experienced (such as views, noise, tranquillity, sense of enclosure etc.) should be taken in to consideration.

2.24) Step 3 is also important in making it clear that a proposed development should not be assessed in terms of its impact on setting; instead it should be assessed in terms of the impacts on significance. That is to say, what matters is not the extent of visibility of the development or change to the setting of an asset, but the extent of change to its archaeological, architectural, artistic or historic interest. In some circumstances, this evaluation may need to extend to cumulative and complex impacts which may have as great an effect on heritage

assets as large-scale development and which may not only be visual. At the very least the assessment should address the key attributes of the development in terms of its location and siting, form and appearance, additional effects and permanence.

- 2.25) Paragraph 39 notes that options for reducing the harm arising from development may include the relocation of elements of a development or changes to its design. It notes that good design may reduce or remove the harm.
- 2.26) **Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990** requires great weight to be given to preserving the setting of a heritage asset. In *Jones v Mordue [2015] EWCA Civ 1243* the court confirmed that if the decision-maker has worked through the relevant heritage paragraphs in the NPPF, they will have complied with the s66 duty.
- 2.27) In *Barnwell Manor [2014] EWCA Civ 137* the court confirmed that great weight should be attached to the desirability of preserving the setting of a heritage asset.

3) ASSESSMENT OF SIGNIFICANCE

- 3.1) The proposed site is within the settlement boundary, in the existing curtilage of Haynes. The proposed site is largely self-contained within existing hedgerows and trees, which is situated to the east of Littleworth Lane. The site is located to the eastern side of the curtilage, to the rear of the curtilage of Haynes. It is not within a conservation area but is within the setting of a listed building.
- 3.2) The proposed site is within the curtilage of the Grade II listed building of Haynes (**List No. 1026874**) a 17th Century timber framed two storey dwelling with a Horsham slab roof. The principal elevation faces west overlooking Littleworth Lane (**see Fig 3**), furthest from the proposed site. The dwelling is located to the northern side of its curtilage, with extensive grounds extending to the south and east sides. The building was refaced with painted brick and tile hung elevations in the late 19th Century Victorian style. At the same time, a single storey rear elevation was added to the eastern rear of the building, enclosing the original external chimney stack and creating a catslide roof. This later extension is best witnessed from the southern side elevation of the building (**see Fig 6**) from where the join in the materials and roofline are best depicted. In the late 20th Century, a further large single storey extension was added to the rear of the building, closest to the proposed site, turning the footprint of the listed building into an L-shape.
- 3.3) A map regression exercise reveals that the curtilage of Haynes was historically partitioned and laid out differently to today (**see Fig 1**). The tithe map of 1897 shows that the historic curtilage of the dwelling has always principally been to the southern side and that the large expanse to the east which now includes the proposed site, historically fell outside of this garden area. Although the map shows that it was historically a part of Haynes Farm, the field was separate of the orchard and garden areas of the dwellinghouse. Today the landscape still manages to have a sense of partial separation with trees and hedging creating the feeling of a rectangular area of land that sits furthest to the eastern side of the curtilage. The catslide roof and single storey later extensions to the listed building have also made this eastern aspect the one that carries the least significance in terms of the overall appreciation of the Grade II listed building.

- 3.4) Historically the proposed site formed part of Haynes Farm, with a secondary vehicular access to the southern side of the dwelling and a farmstead outbuilding, as seen on the tithe map of 1897. The land at Haynes was historically set out vertically with the strip of land to the western side consisting of the garden of Haynes and the strip of land to the east forming part of what is the proposed site, then outside of the curtilage. This wide expanse of land to the south side of the dwelling provides ample opportunity for the south (side) elevation to be appreciated, both from within its curtilage as well as from the streetscene of Littleworth Lane itself (**see Fig 5**). Although new dwellings have been constructed around it, at a horizontal angle to that of Haynes historic curtilage layout, it does not follow that similar development at Haynes would be acceptable. The historic emphasis at Haynes is of a vertical partitioning of the land, quite different from its more modern and later neighbours, and any proposed development should be mindful of this distinction.
- 3.5) The listed building of Haynes is best appreciated from its principal elevation to the west, as seen from the streetscene of Littleworth Lane, depicting the two storey nature of the building. This sense of scale is lost on you from the rear of the building to the east which has seen the most changed, with two subsequent single storey extensions added later that have obscured its former significance. The side elevation to the south is also thought to be of great significance to the understanding of the building, depicting its evolution and use of materials.
- 3.6) The significance of the listed building is not substantively derived from archaeological or artistic interest, although it does have a degree of aesthetic value. Whilst there is some potential for archaeological interest in the form of evidence of the building's adaptation and use, a watching brief can be secured by a condition and made subject to detailed proposals at reserved matters stage.
- 3.7) The significance of Haynes stems primarily from its historic fabric and age. The building is not of historic interest because it historically owned farmland, but instead because of its age and intactness and its role as a link between the past and the present. Nevertheless, as the owner of this land, it is associated with it. By extension this association with land can therefore be said to contribute to the way in which it is understood.

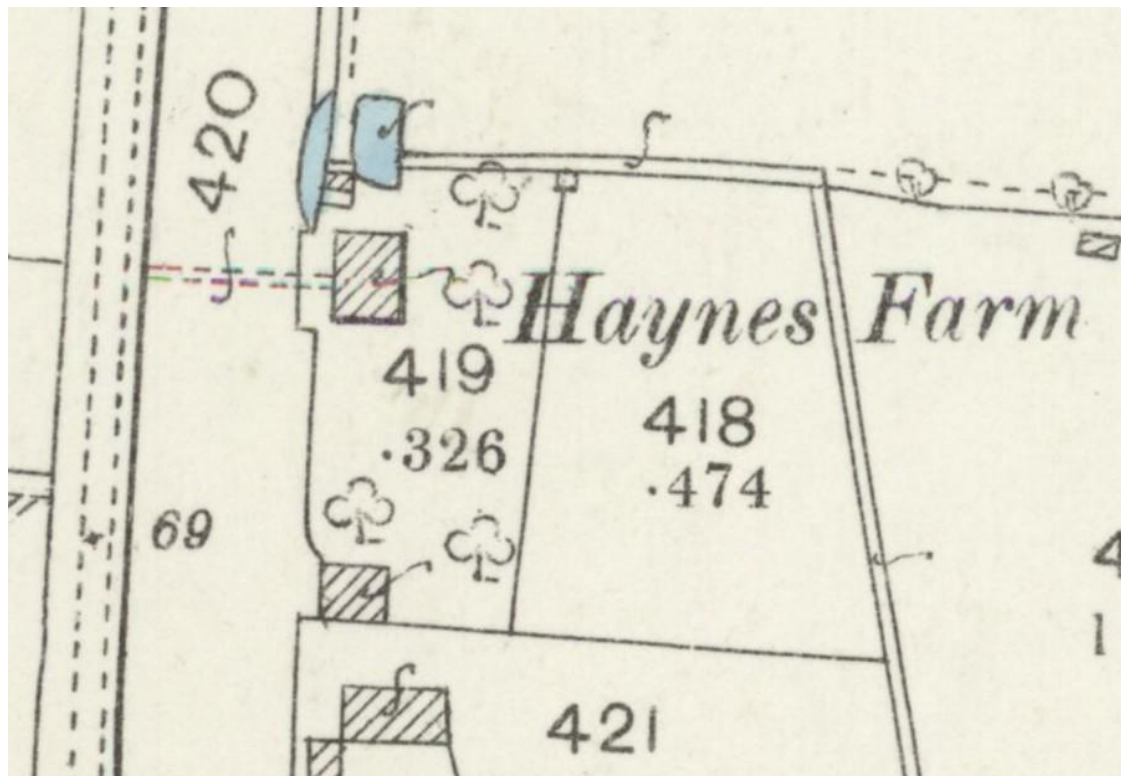


Fig 1: The curtilage of Haynes was historically split between two vertical portions of land, with the garden to the west and the proposed site sitting separately of this to the east, with vehicular access to the south.

© Ordnance Survey 1897



Fig 2: The design will ensure that the historic curtilage stays with the listed building, creating a divide along historic lines and leaving the south and west aspects from where it is best appreciated fully preserved.

© Bing Maps 2025



Fig 3: Haynes is a Grade II listed timber frame building that dates from the 17th Century. The principal elevation faces west overlooking Littleworth Lane and away from the proposed site further to the east.

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Fig 4: The listed building is best appreciated from the west and south aspects, as seen from the streetscene and main historic curtilage areas of Haynes which extend to the south of the dwelling.

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Fig 5: Haynes sits in a large well-established curtilage with vegetation spread throughout it. The proposed new dwelling would be nestled beyond the existing trees and hedging, furthest from Littleworth Lane.

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Fig 6: Single storey extensions were added to the building in the late 19th and 20th Centuries, giving a catslide roof to the rearmost elevation of the listed building, from where it can be least appreciated. It is from its side elevation that the gable end, extensions and different materials are best depicted and appreciated.

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Fig 7: The 1897 tithe map indicates that there was historically a vehicular access to the south-west corner of the curtilage. The proposal would reinstate this and use soft boundary treatments alongside it.

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Fig 8: The proposed site benefits from a high degree of well-established vegetation. The landscaping scheme will compliment the existing vegetation found at Haynes, better preserving the experience of the listed building.

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4) IMPACT ASSESSMENT

- 4.1) The proposed development would see the existing curtilage used for residential use for a proposed chalet style dwelling, with associated vehicular access. As the proposed site is within the curtilage of Haynes, a Grade II listed building and following our site visit and assessment of significance, Chilcroft Heritage Planning have actively influenced the evolution of the design phase to ensure the setting of the heritage asset and the way in which the listed building's significance is best appreciated, remains the primary consideration.
- 4.2) The proposed dwelling would be set back from the frontage of the streetscene, inside of an existing residential curtilage and the settlement boundary. It would be nestled into an enclosed area at the very rear of the curtilage, utilising existing established vegetation. A new vehicular access would be established in the south-west corner of the curtilage, as it was historically (see Fig 1). Although this new vehicular access would represent a change to the streetscene when witnessed from Littleworth lane, it is in context with how the former Haynes Farm was historically witnessed and its reinstatement is only likely to further an understanding of Haynes and its historic use. The existing hedging which fronts this boundary would remain and the proposed dwelling would be positioned furthest from the streetscene, within well-established trees and hedging, creating a sense of self-containment. Development here would not feel as if it was spilling out into the wider area.
- 4.3) Before developing the design, a map regression exercise was conducted to understand the layout of Haynes and how the proposed site had been historically used. We established that the rearmost portion of the curtilage was historically subdivided, leaving the formal lawned areas of the garden and an orchard separate of it. The proposed design is in keeping with this historic layout and will maintain the historic lawned areas for the same purpose, reinstating a historic divide in the curtilage in a similar location. Although this rearmost portion was historically not built upon, it did not form part of the formal gardens to Haynes in the same way that the main lawn to the south of the building did, playing a lesser role in its setting. A soft boundary between the two areas of land would help better underscore this association.

- 4.4) The proposed site by virtue of its proximity is not capable of accepting a substantial building and we were quick to recognise this in developing the proposed design. Above all, the listed building must remain pre-eminent and the focal point, with any new building being subservient. This is equally important in matters of scale and bulk as it is to the use of materials. We note that the east elevation of the listed building largely reads as single storey and is dominated by a catslide roof, which prevents overlooking of the proposed site. The proposed design has taken careful account of the outlook from the rear of the listed building and has focused on a chalet style design, with no overlooking windows at first floor level. The proposed dwelling is set back from the proposed split in the boundary and placed behind a number of well established trees and hedging that will all add to the filtered views of the proposal. Where views are possible, they will be muted and largely amount to an awareness of the roofline of the new dwelling. Here the proposed design will adopt the use of Conservation Rooflights, to better reflect the vernacular of the setting of the listed building. Although the scale of the building reads as two storey from the eastern elevation, there will be no awareness of this from the listed building and it has been carefully designed to ensure that there will be no impact of this larger elevation from the listed building or its proposed retained curtilage. A landscaping scheme which can be secured by condition will only preserve this still further.
- 4.5) The proposed design would reflect the local vernacular and use materials that are considered consistent with the setting of the listed building. Although the proposed design is clearly a modern interpretation, this approach is consistent with Historic England guidance which states that there should be a clear distinction between old and new. When witnessed from Haynes and its setting, the chalet style dwelling would appear subservient to the host building of Haynes beside it and there would remain a good degree of separation between the two, being sighted furthest away to the south-east. From the streetscene of Littleworth Lane, there would be little to no awareness. What awareness there is likely to further an understanding of the evolution of the listed building and its historic use, by reinstating the historic division of the landscape. The proposed design by virtue of its scale, bulk and material finish is considered capable of preserving the setting of the Grade II listed building.

5) SUMMARY AND CONCLUSIONS

Legislation, Policy and Guidance

- 5.1) The Planning (Listed Buildings and Conservation Areas) Act 1990 contains a statutory duty to give considerable importance and great weight to the desirability of preserving the setting of a listed building in the planning balance. Preserving means to do no harm.
- 5.2) The NPPF lays down an approach that corresponds with the statutory duty of the 1990 Act. In cases where harm occurs, the NPPF requires balancing the benefits of a proposal against harm resulting from it.
- 5.3) The Horsham District Council's adopted Development Plan policies require development proposals to conserve heritage assets and their settings.
- 5.4) The guidance in Historic England's GPA3 provides a framework for considering and assessing effects on the setting of heritage assets.

Conclusions

- 5.5) The proposed dwelling is located in a portion of curtilage that was historically divided and not used as part of the formal garden of Haynes. It would use a soft boundary treatment with a timber post and rail fence with hedging.
- 5.6) The proposal would reinstate a historic secondary access onto Littleworth Lane leaving the streetscene consistent with its historic origins. The way in which Haynes is best appreciated from the west and south sides would be preserved.
- 5.7) The proposed chalet style design is of a scale, bulk and material finish that would preserve the setting of the Grade II listed building of Haynes. It would remain subservient to the host building and preserve its significance.
- 5.8) A landscaping scheme which can be secured by condition and made subject to a reserved matters stage would complement the existing established vegetation already found at Haynes, better preserving the experience of the heritage asset.

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