

Land at Woodfords, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BQ

Built Heritage Statement

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REPORT

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Executive Summary

This Built Heritage Statement has been prepared in accordance with paragraph 207 of the National Planning Policy Framework, which requires that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Land at Woodfords, Shipley Road, Southwater, Horsham, Surrey, henceforth referred to as the 'Site', is proposed for residential development with associated access and landscaping. The Site has no known or legible historical or functional association, or setting relationship, with any designated built heritage asset. No designated built heritage assets have been identified as relevant to this assessment.

The non-designated built heritage asset of Woodfords is located within the Site and has been identified by RPS as being relevant to this assessment due to its limited, low architectural and historic interest in a local context. Horsham District Council maintains a list of locally listed buildings; however, Woodfords is not included on this local list of non-designated built heritage assets. It is considered that the limited significance of the Woodfords building falls below that which would merit its inclusion on the local list. The absence of Woodfords from the list of locally listed buildings does not preclude Woodfords from being considered as a non-designated heritage asset that is a material consideration to the planning process. The proposed development has the potential to affect the significance of the relevant non-designated heritage asset through the alteration of its settings.

This report includes an appraisal of the relevant legislative framework and planning policy at national and local levels, with special regard to policies that relate to developments affecting the setting and significance of built heritage assets. This report also provides a proportionate overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage assets, and an assessment of the potential impacts of the proposed development on that significance.

The proposed development will not alter the intrinsic architectural or historical interest of the Woodfords non-designated built heritage asset. The proposals are considered to represent an erosion of the immediate rural-agricultural character setting of Woodfords, resulting in a low-moderate degree of harm to the very limited, local significance of the building.

Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a 'balanced judgement' will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

This Built Heritage Statement is sufficient in respect of paragraph 207 of the NPPF to inform a decision on the suitability of the proposals in respect of built heritage matters.

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1 Introduction

- 1.1 This Built Heritage Statement has been researched and prepared by Cameron Hardie and reviewed by Edward Hawkins of RPS Consulting Services Ltd, on behalf of Bellway Homes Limited.
- 1.2 The Site comprises several agricultural fields and the private building and grounds of Woodfords. The Site is located on the southern periphery of the large village of Southwater, near Horsham, in West Sussex. There are no designated built heritage assets located within the Site or immediate vicinity. There is one non-designated built heritage asset located within the Site. The Site is not located within, or in the vicinity of, any conservation area.
- 1.3 Figure 2 shows all designated built heritage assets within a 1km radius of the Site. This radius is considered proportionate to the scale of the proposed development to identify relevant designated built heritage assets that may be affected by the proposals. No designated built heritage assets within this radius have the potential to be affected by the proposed development due to intervening distance and experiential barriers.
- 1.4 One non-designated built heritage asset lies within the Site, Woodfords, in the central area of the Site. No further non-designated built heritage assets within a 1km radius of the Site have been identified as relevant to this assessment as a result of intervening distance and experiential barriers.
- 1.5 The proposals comprise residential development with associated access and landscaping. The proposed development has the potential to affect the significance of the relevant non-designated heritage asset through the alteration of its setting.
- 1.6 This report includes an appraisal of the relevant legislative framework and planning policy at national, strategic and local levels, with special regard to policies that relate to developments affecting the significance of built heritage assets. This provides an overview of the history of the Site and its surroundings, an appraisal of the Site's contribution to the significance of relevant built heritage asset, and an assessment of the potential impacts of the proposed development on that significance.
- 1.7 This report satisfies the requirements of paragraph 207 of the NPPF and provides sufficient information to reach a decision in respect of built heritage matters.
- 1.8 This Built Heritage Statement should be read in conjunction with the other supporting documents that accompany this planning submission.

2 Legislative and Planning Policy Framework

2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.

2.3 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.

2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.

2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

2.6 Section 69(1) of the Act requires LPAs to '*determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance*' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas '*from time to time*'.

2.7 For development within a conservation area section 72 of the Act requires the decision maker to pay '*special attention [...] to the desirability of preserving or enhancing the character or appearance of that area*'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024)

2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.

2.9 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.

2.10 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.

2.11 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.

2.12 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.

2.13 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.

2.14 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

2.15 Paragraph 219 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. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

2.16 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

Planning Practice Guidance (DCLG)

2.17 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.

2.18 The PPG defines the different heritage interests 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.

2.19 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

2.20 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

2.21 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.22 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.23 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.24 As with the NPPF the document defines setting 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'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.25 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.26 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.27 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.28 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

Identify which heritage assets and their settings are affected;

1. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
2. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
3. Explore ways to maximise enhancement and avoid or minimise harm; and
4. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.29 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.30 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.31 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

2.32 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Horsham District Planning Framework

2.33 The Horsham District Council's local plan is titled 'Horsham District Planning Framework'. It was adopted in November 2015 and contains the following policies relevant to this assessment:

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.*

3 Historic Built Environment Appraisal

Introduction

- 3.1 This Section (3) provides an overview of the historical development of the Site and vicinity and identifies the relevant built heritage assets. Subsequently, an assessment of the significance of any relevant built heritage assets is given, including an assessment of the contribution of their setting and the Site to that significance.
- 3.2 An assessment of the potential impacts of the proposed development on the significance of relevant built heritage assets is given in Section 4.

Historic Development

Historic Map Regression Exercise

- 3.3 This section discusses the available historic mapping from the later 18th Century onwards, and aerial photography from the later 20th Century onwards, to understand the historical development of the Site and its surrounds.
- 3.4 The 1795 Garner and Gream Map of Sussex (Figure 3) shows the Site as comprising parts of three fields, with four buildings situated within the Site, although none are in the location of the Woodfords building. Several farmhouses are shown in the wider vicinity, with Shipley Road and Mill Straight Road forming the main thoroughfares in the area.
- 3.5 The 1799 Ordnance Survey Drawing (Figure 4) depicts the Site in greater detail and shows only one building in the approximate location of the Woodfords property. The Site continues to comprise parts of three fields, although these boundaries have changed. Further land division has occurred in the surrounding area, with an increased number of smaller fields depicted.
- 3.6 The 1813 Ordnance Survey Old Series Map (Figure 5) shows the Site in less detail. A second building is depicted within the Site on the southern boundary; however, this may be the neighbouring farmstead subject to mapping discrepancy rather than a new building. The Site is shown on the western bank of a small valley of a tributary stream of the River Adur.
- 3.7 The 1849 Shipley Parish Tithe Map (Figure 9) shows the Site in more detail, illustrating that the Site was comprised of three plots: two fields and the private residence of Woodfords. Plots 351 and 353 are recorded as 'house field' and 'the four and a half-acre' respectively, both under arable cultivation. Plot 352 is comprised of the Woodfords building and its the private garden. All plots within the Site are recorded as being owned and occupied by a George Langley.
- 3.8 The 1875 Ordnance Survey (OS) Map (Figure 7) shows the Site and surrounding area as essentially unchanged, with trees depicted along field boundaries, and a footpath between the Woodfords property and the agricultural buildings to the south of the Site. The building identified as 'Woodfords' is labelled 'The Vagers'. The fields to the southeast of the Site have been amalgamated into one larger field.
- 3.9 The 1897 OS Map (Figure 8) shows the southern field of the Site has been partitioned to form four small fields. The surrounding area remains unchanged. The 1947 aerial photograph (Figure 9) shows the site and immediate surroundings as unchanged, however the post-war built development that comprises the southern area of Southwater is under construction, south of Mill Straight Road and east of Shipley Road.
- 3.10 The 1961 – 1962 OS Map (Figure 10) shows the Site as mostly unchanged, with the addition of several small ancillary buildings across the centre of the Site. The modern suburban development

that forms the southern part of the village of Southwater has continued to increase in size and density of properties.

- 3.11 The 1976 – 1977 OS Map (Figure 11) shows the field boundaries within the Site have been reduced, amalgamating the Site to two main agricultural fields and the residential property of Woodfords. Five of the ancillary buildings identified on the 1961 – 1962 OS Map (Figure 10) have been demolished, and further infilling modern built development has occurred in the suburban area comprising the southern reaches of Southwater. The 2001 aerial photograph (Figure 12) shows the Site as unchanged.
- 3.12 The 2015 aerial photograph (Figure 13) shows the northern field of the Site as containing an equestrian yard surface, and the suburban development of Southwater has expanded further south to flank the northern boundary of the Site.
- 3.13 The 2024 aerial photograph (Figure 14) and the 2024 Vector Map (Figure 15) show the Site as containing two new ancillary buildings, and the fields divided to form multiple smaller paddocks likely related to equestrian activity.

Site Assessment and Identification of Built Heritage Assets

Site Description

- 3.14 The Site comprises two arable fields to the east of Shipley Road, forming a rough quadrangle. The Site is bounded to the north by modern residential development and recreation grounds, and to east and south by agricultural fields, and to the west by Shipley Road, beyond which are further agricultural fields.
- 3.15 The Site topography is gently sloping from higher ground in the northwest, to lower ground in the southeast, with ground surface levels of between approximately 43m aOD and 50m aOD.
- 3.16 The Site has a relatively limited visual relationship with its wider surrounds as a result of local topography and intervening tree and hedge lines within and outside of the Site.
- 3.17 The Site does not lie within any conservation area, nor does it contain any designated built heritage assets.
- 3.18 The Site contains one non-designated built heritage asset of very low, local significance, the Woodfords building.



Plate 1: General view south on Shipley Road, with the northern part of the Site to the east (left).



Plate 2: General view southeast from Shipley Road, towards the Site.



Plate 3: View of east from Shipley Road towards the Site.



Plate 4: View of northeast across the Site.



Plate 5: View east towards the Site, demonstrating limited visibility between Woodfords and Shipley Road.

Identification of Designated Built Heritage Assets

3.19 The Site does not contain any designated built heritage assets or lie within, or in the vicinity of, any conservation area. A plot of all designated built heritage assets within a 1km radius of the Site is given as Figure 2. This radius was informed by a Site visit and walkover of the surrounding area and is proportionate to the scale of the proposed development and the Site context to identify potentially relevant designated built heritage assets.

3.20 The proposed development is not considered to have the potential to affect the significance of a built heritage asset where:

- The Site has been identified as making no contribution to the significance of that asset; **and**
- The Site forms no appreciable element of the experience of that asset within its setting; **and**
- The proposals have been assessed as not having the potential to change the way in which that asset is experienced or understood within its setting, as a result of significant intervening distance and/or intervening visual barriers.

3.21 The nearest designated built heritage assets to the Site are Brickkiln Farmhouse (NHLE: 1026961) located c. 640m south of the Site, and Big Pollarshill Farmhouse (NHLE: 1285427) c. 960m east of the Site. Brickkiln Farmhouse and Big Pollarshill Farmhouse are both Grade II, 17th Century timber-framed houses. Neither of these listed buildings have a historical, visual, or experiential relationship with the Site. The Site is not considered to form part of the setting of either of these listed buildings.

3.22 Intervening distance and/or modern development and other barriers preclude the proposed development from having any potential to cause a change to the way in which any designated built

heritage asset is experienced or understood. As such the proposed development is not considered to cause a change to the setting of any designated built heritage asset shown on Figure 2.

3.23 No designated built heritage assets are carried forward for detailed assessment.

Identification of Non-Designated Built Heritage Assets

3.24 The Site contains one non-designated built heritage asset, identified by RPS. No further non-designated built heritage assets have been identified as being relevant to this assessment.

3.25 The relevant non-designated built heritage asset, comprising the Woodfords building, is located within the Site. This building is identified as relevant to this assessment for its very limited architectural and historic interest in a local context.

3.26 Horsham District Council maintains a 'local list' of non-designated built heritage assets; however, Woodfords is not included on that list. Non-inclusion of a building/structure on a published local list of non-designated heritage assets does not preclude its identification as a non-designated heritage asset that may be a material consideration to the planning process.

3.27 Non-designated built heritage assets that are not considered to have the potential to be affected by the proposed development are not carried forward for detailed assessment. Specifically, the proposed development is not considered to affect the significance of a non-designated asset where the proposals have been assessed as not having the potential to change the way in which that asset is presently experienced or understood within its setting.

3.28 The following section assesses the significance of the sole relevant non-designated built heritage asset, including the contribution of its setting and the Site to that significance and subsequently assesses potential impacts to that significance arising from the proposed development.

4 Proposals and Assessment of Significance and Impact

Proposals

4.1 The Site is proposed for residential development and associated landscaping, access, and services.

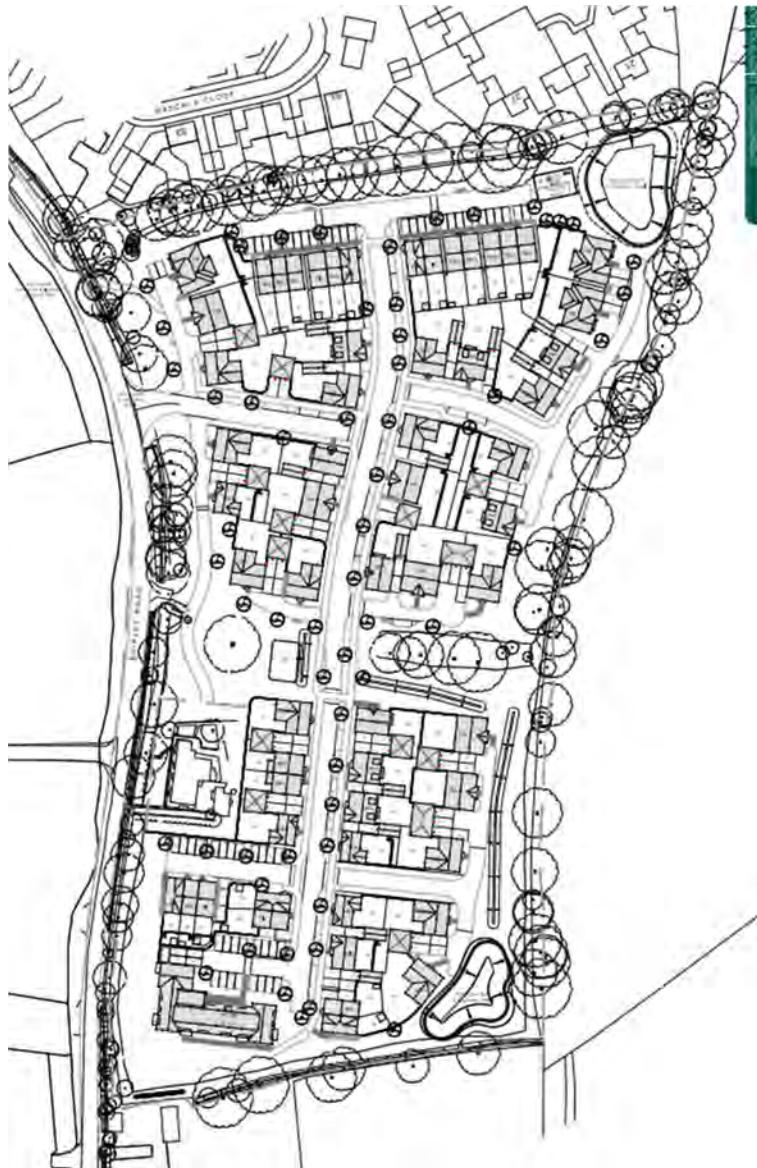


Plate 6: Proposed development.

Assessment of Significance and Potential Impacts to Non-Designated Built Heritage Assets

Significance and the Potential Impacts to the Significance of Woodfords

4.2 The interior and private grounds of Woodfords were not accessible and therefore information provided in a previous Built Heritage Statement (Orion, 2021) has been referenced to provide further information.

Significance

4.3 Woodfords is a non-designated heritage asset of limited, low architectural and historic interest in a local context. This building is included within the Site, which has a historical-functional relationship with the building and encompasses the building, its grounds and the adjoining agricultural fields.

4.4 While the building is much altered, the oldest part of the structure is likely to be of mid-to-late 17th Century date, comprising a timber-framed range with stone tiles, weatherboarding, and brickwork. In the 18th Century, the building was extended with a brick-built range with clay roof tiles. A further extension was constructed in the mid-20th Century, which may have replaced part of the original building. A fourth extension was constructed in the late 20th Century.

4.5 As a result of its probable mid-late 17th Century date, and the extent of surviving historic fabric, the Woodfords building is considered to have a degree of significance meriting its identification as a non-designated Heritage asset with reference to Historic England's HEAN7 guidance (January 2021). As a result of the extensive modernisation and alteration of the building, the residual significance of the Woodfords building is considered to be very low, with the building now being representative only of the broadest trends of local vernacular farmhouse/cottage construction in the mid-17th to 19th Centuries. The significance of the building is considered to fall below the threshold that would merit its inclusion on the Horsham Local List of non-designated built heritage assets.



Plate 7: View northeast towards Woodfords from Shipley Road.



Plate 8: View northeast towards Woodfords from Shipley Road.

Setting

4.6 The highly enclosed close setting of the Woodfords building is defined by modern buildings, a ponds, yards and a driveway. The close setting of the building is strongly enclosed by tall, dense treelines and other planting. Small fields in equestrian use lie beyond the private grounds of Woodfords to the north, east, and west, and encompass the buildings immediate setting, together with the adjoining section of Shipley Road to the west.

4.7 The wider setting of the Woodfords building is essentially agricultural edge of settlement in character, comprising highly enclosed paddocks and fields interspersed to the north with modern development that becomes increasingly dense on the approach to the Southwater built area.

Contribution of Setting, Including the Site, to Significance

4.8 The enclosed grounds and yards of the building's close setting are the only space from which its limited architectural and historic interest is appreciable and there remains some legibility of its origin as part of a farmstead. There is an exceptionally limited visual relationship between the building and its immediate and wider setting as a result of intervening treelines and later buildings. The specific historical and functional relationship of the building to the Site is legible primarily through reference to historical documentary/cartographic sources. It remains however that the general remaining agricultural context of the building, including the Site, contributes to its significance to a low-moderate extent where appreciable views to the building exist (primarily in winter months) and is otherwise neutral where there is no possible appreciation of the presence or historical function of the building.

Potential Impacts of the Proposed Development on the Significance of Woodfords

4.9 The proposed development will not alter the intrinsic architectural or historic interest of the building as derived from its surviving historic fabric, from which its limited, low significance is primarily derived. Due to the extent of intervening treelines and other planting, the proposed development represents a probable minor alteration to the way in which the building is appreciated and experienced within its highly enclosed, close setting. The proposed development will not remove or diminish any existing opportunity to appreciate or understand the building's significance.

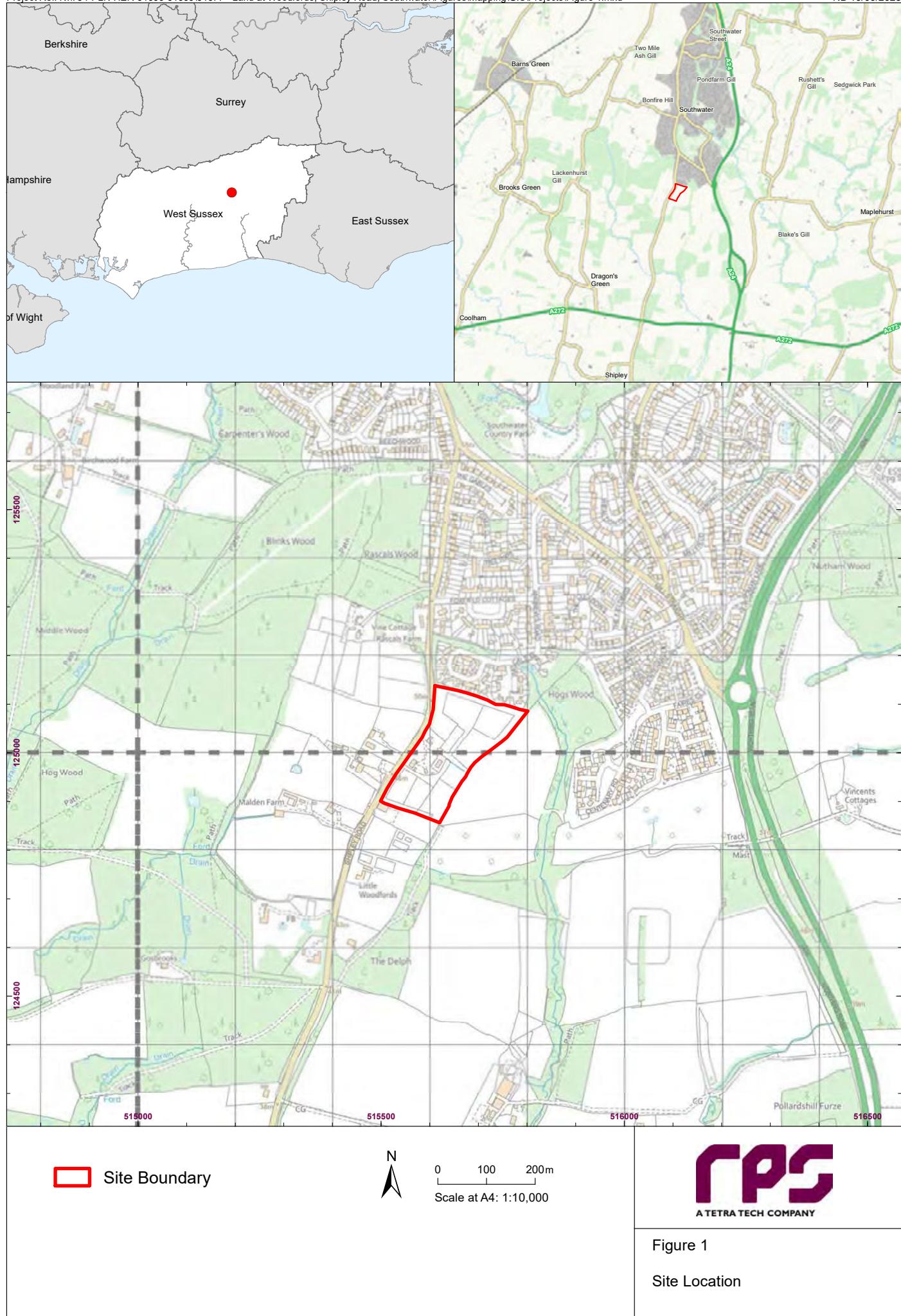
4.10 The proposed development is considered to represent a general erosion of the wider agricultural character context of the Woodfords, extending the modern built area of Southwater further to the south. This change is considered to represent a low-moderate degree of harm to the significance of this non-designated built heritage asset through the erosion/loss of the building's immediately surrounding and historically related agricultural setting.

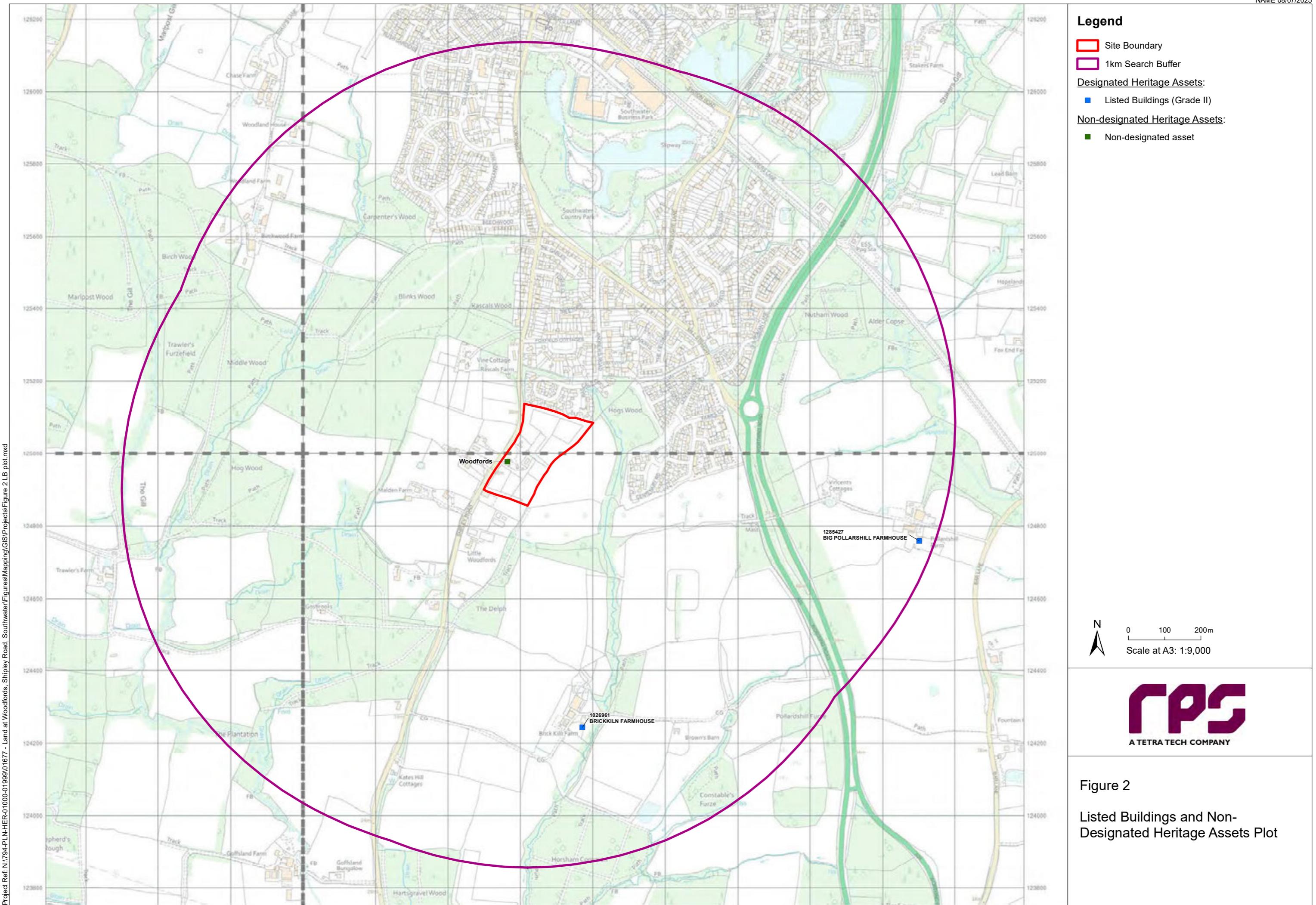
4.11 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a 'balanced judgement' will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

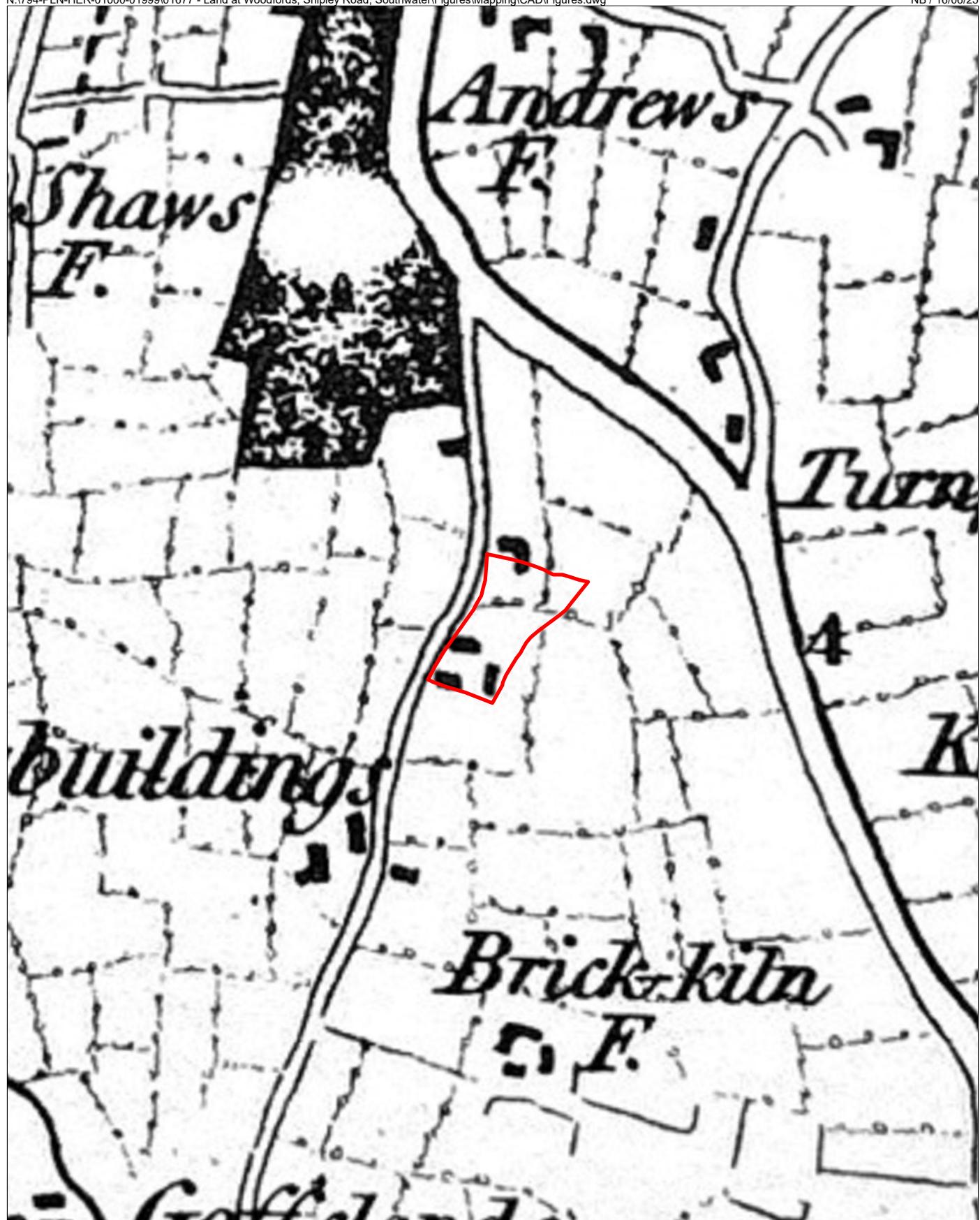
5 Conclusion

- 5.1 This Built Heritage Statement has been prepared by RPS Consulting Services Ltd, on behalf of Bellway Homes Limited to assess the potential impacts of the proposed development on the significance of relevant built heritage assets.
- 5.2 The Site does not form part of the setting of any designated built heritage asset and no designated built heritage asset has been identified as having the potential to be affected by the proposed development as a result of intervening distance and experiential barriers.
- 5.3 The proposed development will not alter the intrinsic architectural or historical interest of the non-designated built heritage asset, Woodfords, nor will any existing notable opportunity to appreciate the limited, local significance of this building be lost as a result of the proposed development. The proposals are considered to represent the erosion/loss of the immediate-wider rural-agricultural setting of this building, resulting in a low-moderate degree of harm to its significance.
- 5.4 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of Land at Woodfords, Shipley Road, Southwater, Horsham, West Sussex, RH13 9BQ.
- 5.5 Paragraph 216 of the NPPF states that the effect of an application on the significance of a non-designated heritage asset should be considered in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 5.6 This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

Figures







 Approximate Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 3

1795 Gardner and Gream Map of Sussex



 Approximate Site Boundary

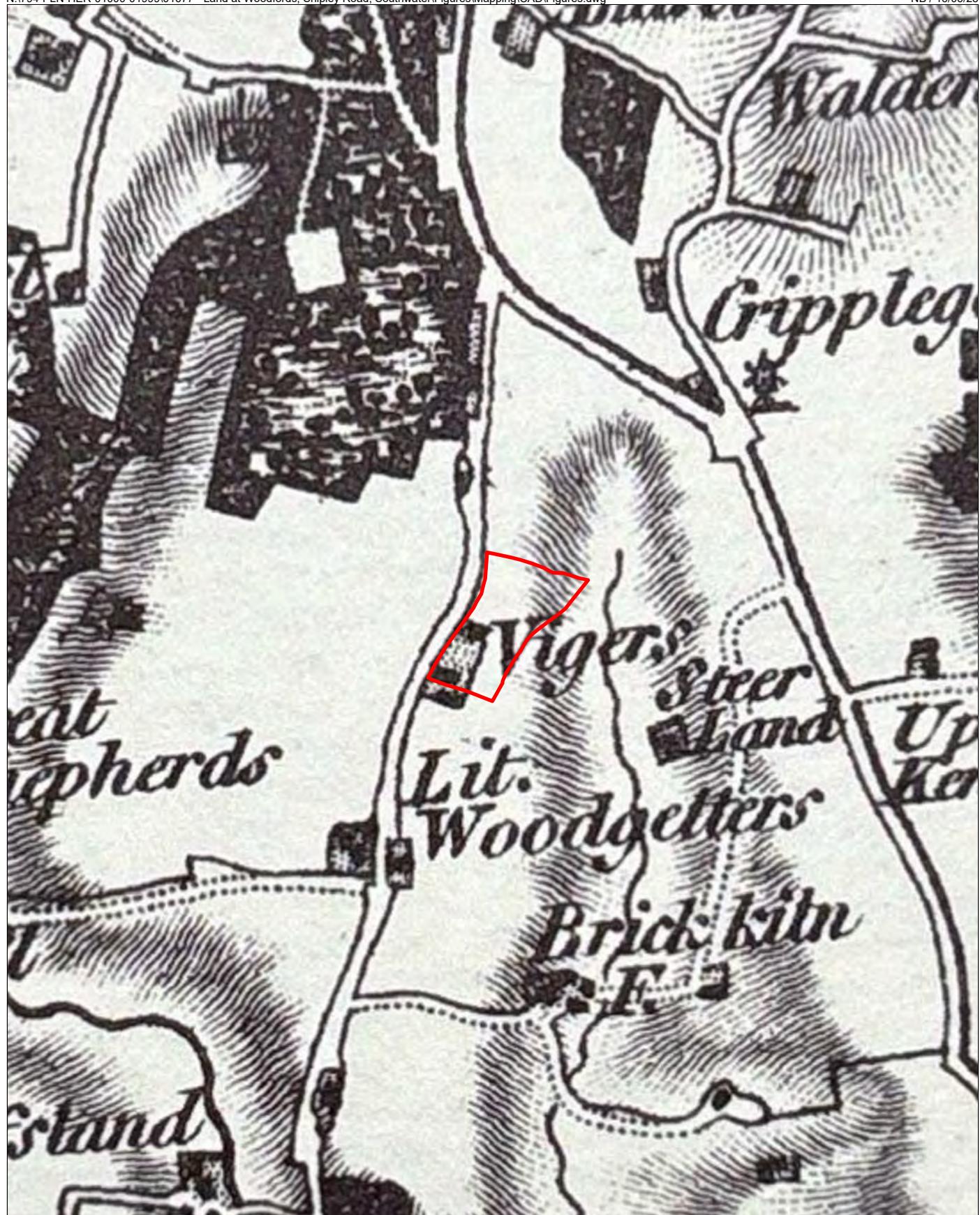


0 100 200m
Scale at A4: 1:10,000



Figure 4

1799 Ordnance Survey Drawing



 Approximate Site Boundary

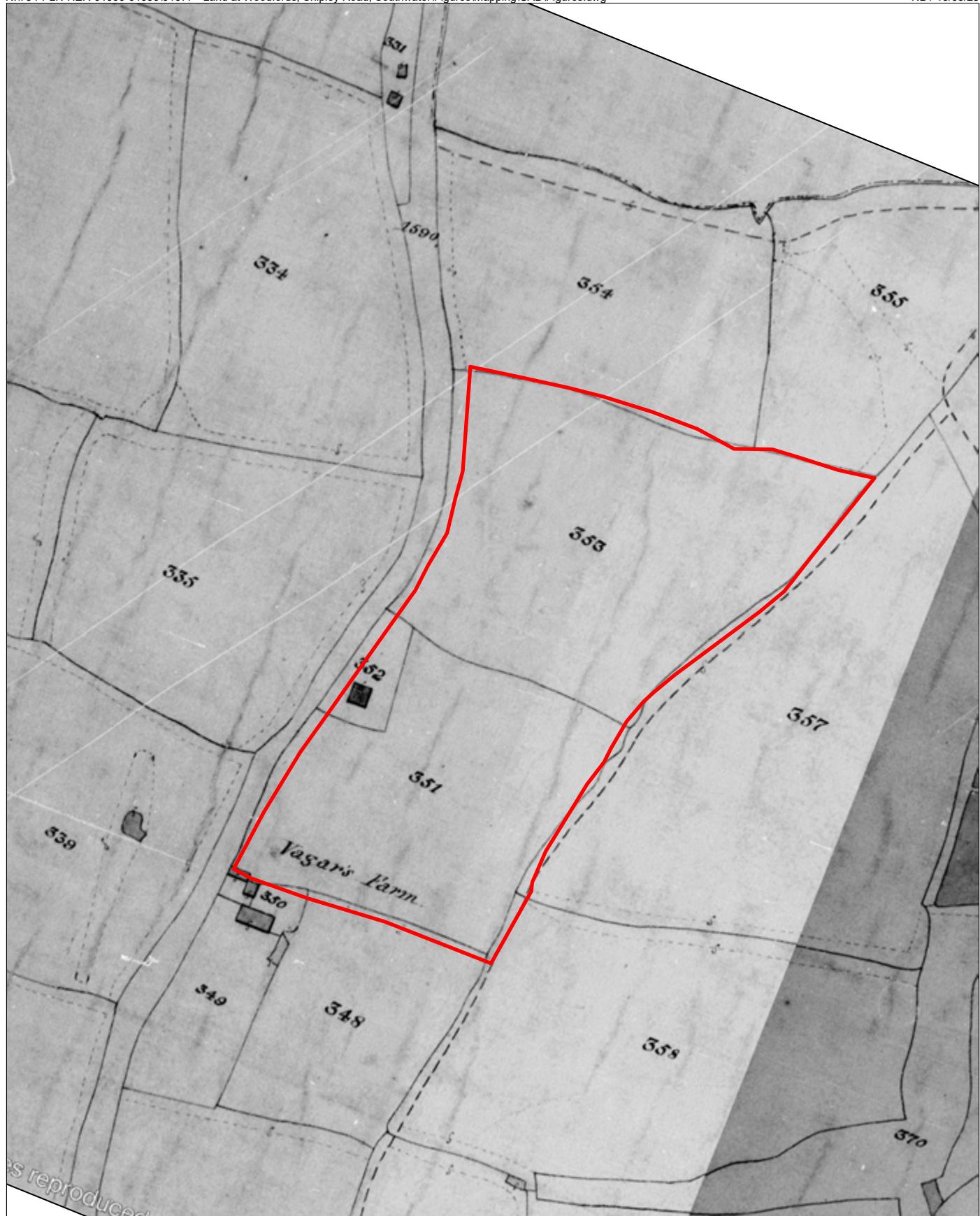


0 100 200m
Scale at A4: 1:10,000



Figure 5

1813 Ordnance Survey Old Series



 Site Boundary

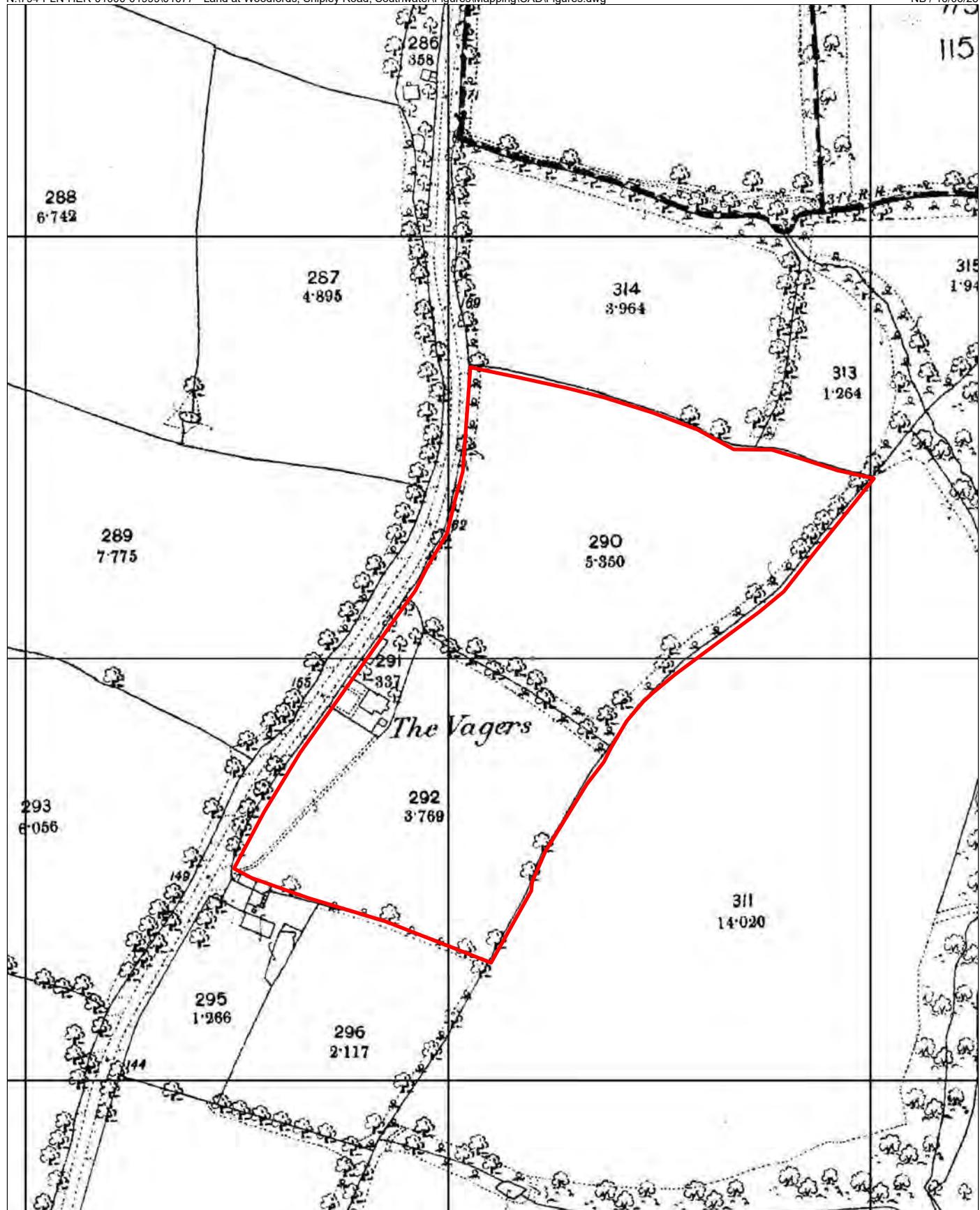


0 25 50m
Scale at A4: 1:2,500



Figure 6

1849 Shipley Parish Tithe Map



 Site Boundary

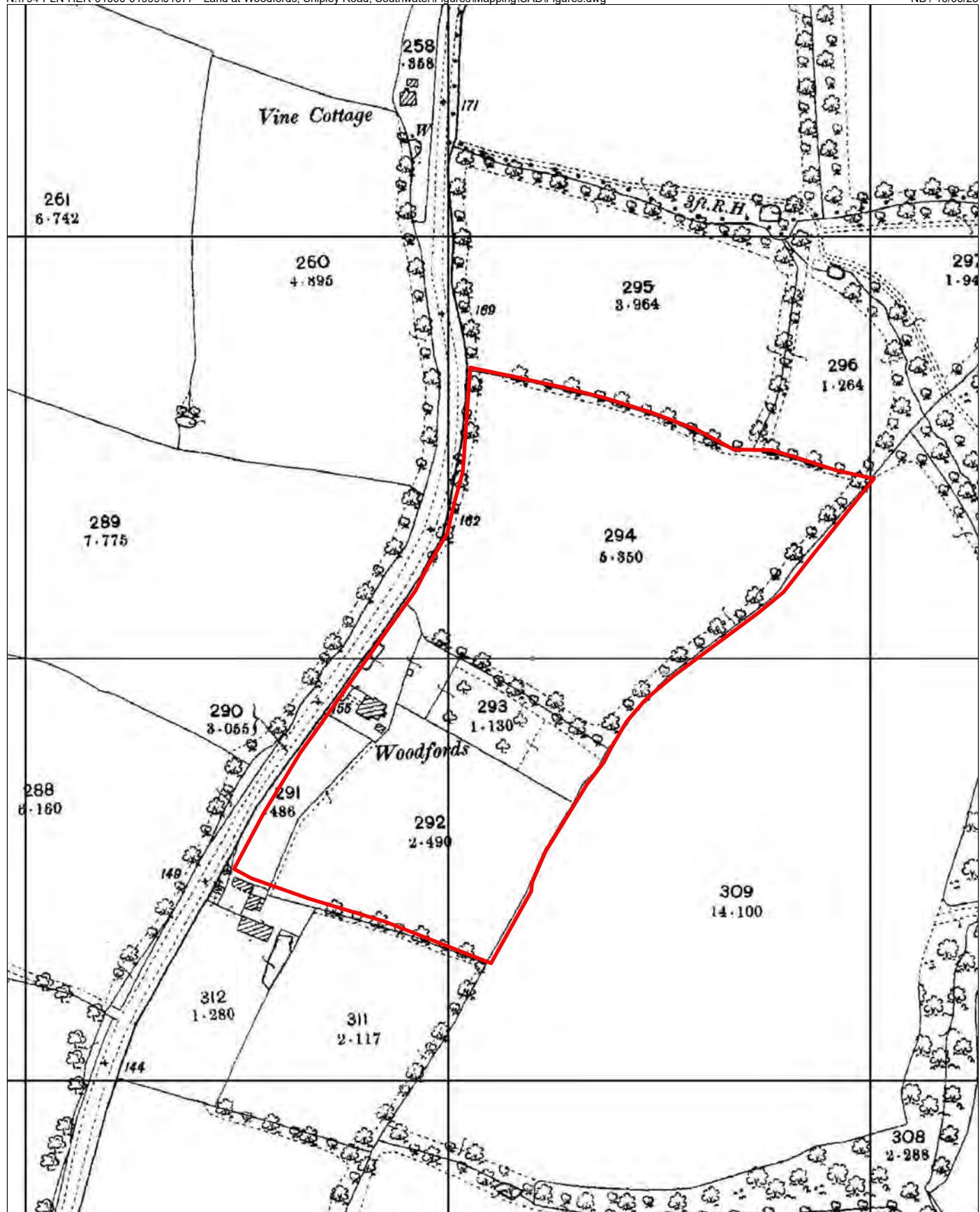


0 25 50m
Scale at A4: 1:2,500

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Figure 7

1875 Ordnance Survey Map



Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 8

1897 Ordnance Survey Map



 Site Boundary

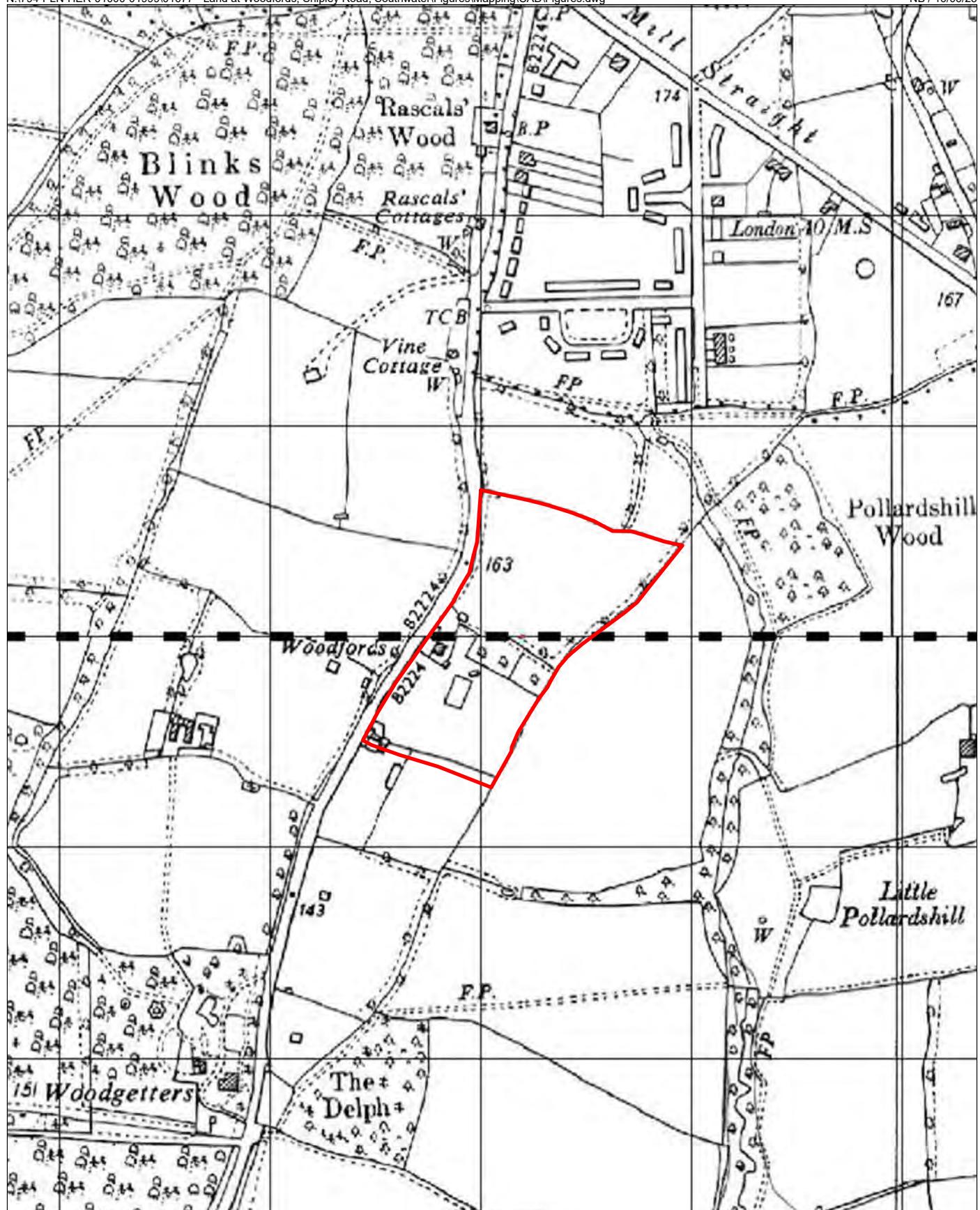


0 50 100m
Scale at A4: 1:5,000



Figure 9

1947 Aerial Photograph



 Site Boundary

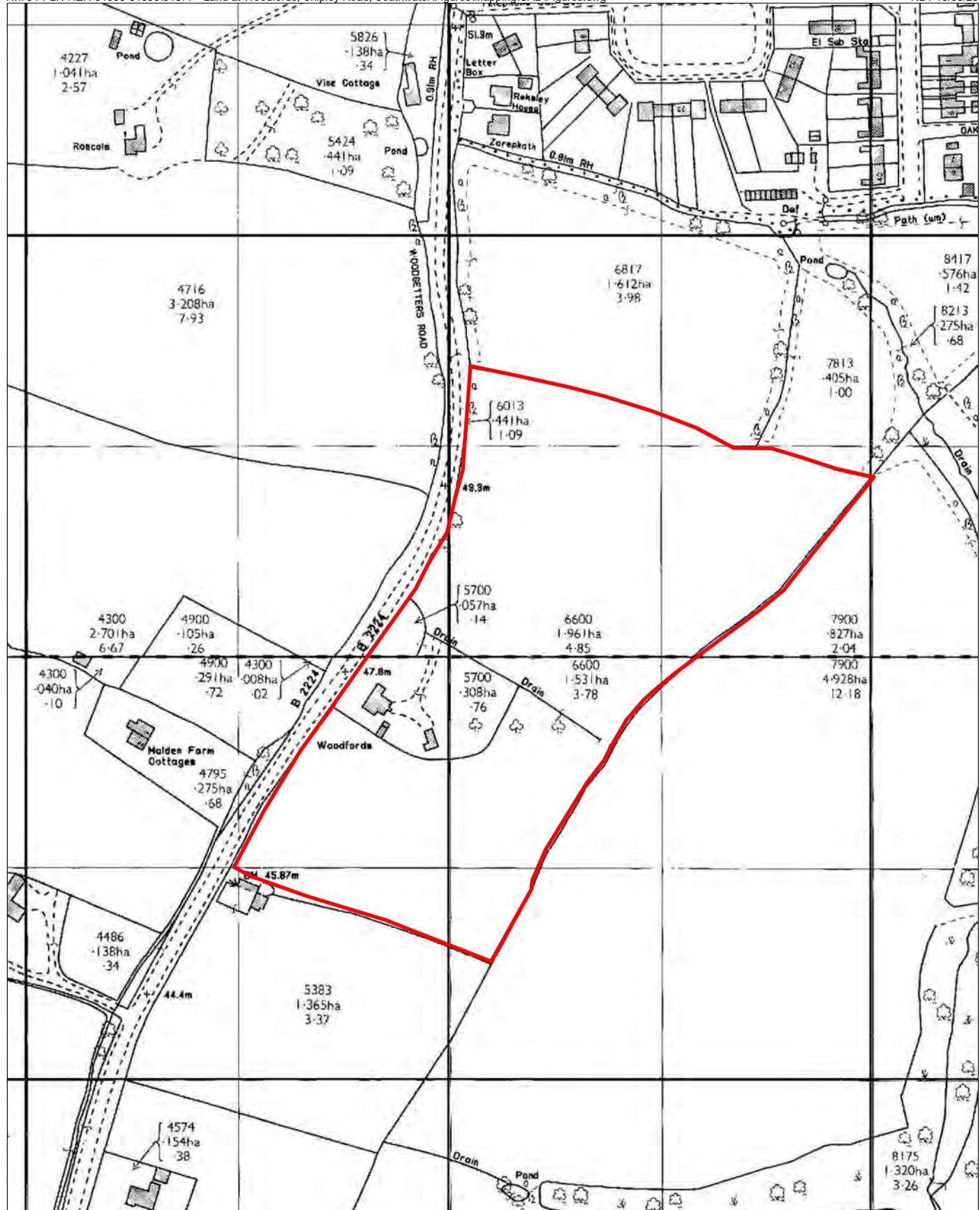


0 50 100m
Scale at A4: 1:5,000



Figure 10

1961-1962 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2500



Figure 11

1976-1977 Ordnance Survey Map



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 12

2001 Aerial Photograph



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 13

2015 Aerial Photograph



 Site Boundary

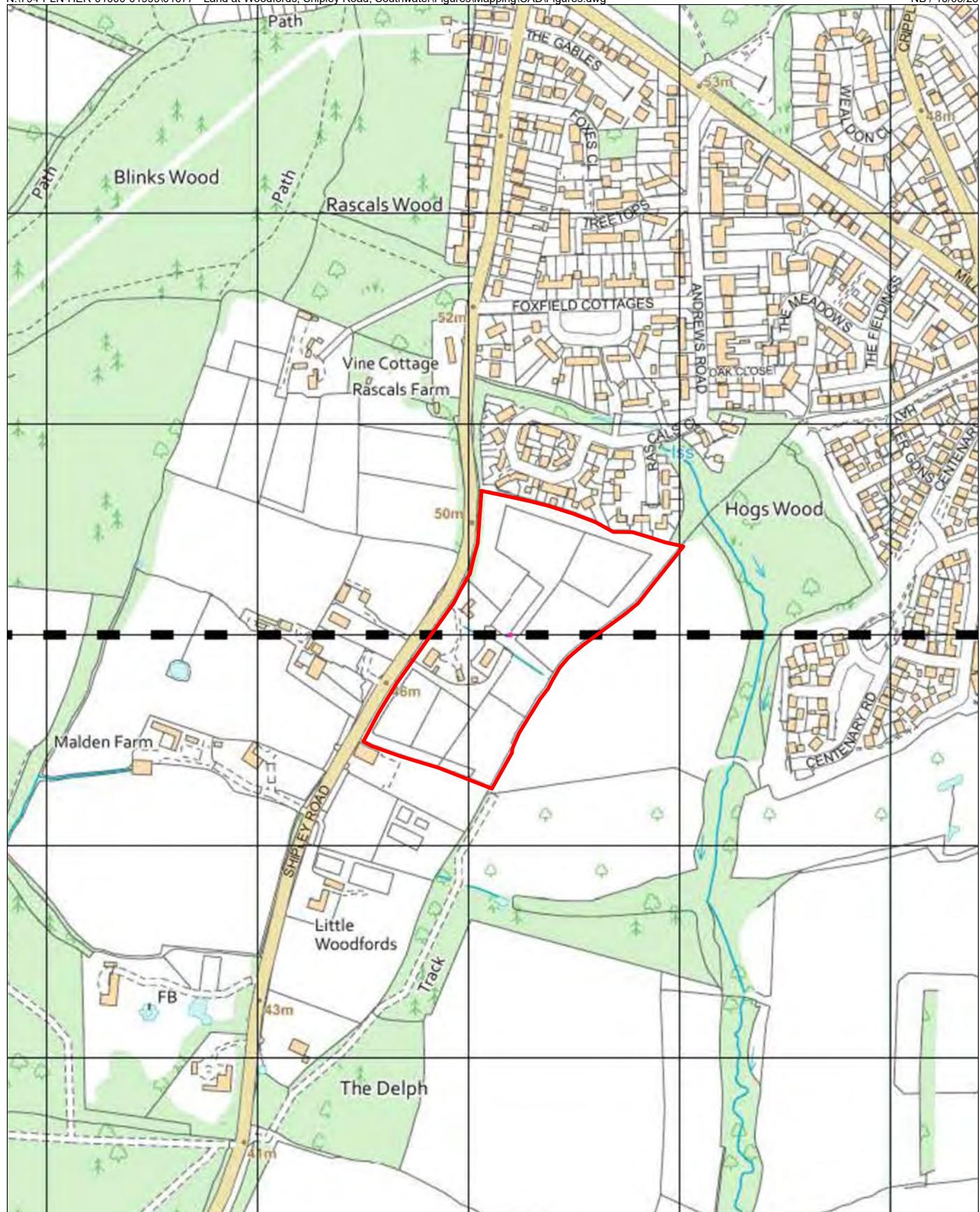


0 25 50m
Scale at A4: 1:2,500



Figure 14

2024 Aerial Photograph



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 15

2024 VectorMap

Appendices

Appendix A References

Historic England Map Search - <https://historicengland.org.uk/listing/the-list/map-search>

Horsham District Council

Orion Heritage, Woodfords, Shipley Road, Southwater, Heritage Statement, 2021

West Sussex Historic Environment Record

West Sussex Archives