

Batcheller Monkhouse



Heritage Statement

Beckley Stud

Reeds Lane

Southwater

RH13 9DQ

On Behalf of
Equine America

Prepared by
Daniel Holmes MSc MRTPI
d.holmes@batchellermonkhouse.com
01798 877555

September 2025

CONTENTS

1	INTRODUCTION	3
2	HERITAGE POLICY AND LEGISLATION	6
3	ASSESSMENT OF SIGNIFICANCE	10
4	ASSESSMENT OF IMPACT	13
5	SUMMARY	14

APPENDICES

Appendix A – Historic England Official Listing: Kings Farm House

Appendix B – Historic England Official Listing: Newfoundout East

1 INTRODUCTION

1.1 This Heritage Statement is prepared on behalf of Equine America in support of a planning application for the following:

Change of Use of existing stables to offices (Class E(g)) in association with existing Equine operations at Beckley Stud, Reeds Road, Southwater.

1.2 This Statement will set out the significance of these heritage assets and assesses the proposal against heritage policies at local and national levels.

Site

1.3 The application site is located within Beckley Stud, to the west of Reeds Lane. The site is comprised of a brick / timber clad built 10 box stable building, court yard and parking area that are part of Beckley Stud equestrian holding. The stables were approved under Horsham planning reference DC/19/0278 (06/08/19), and from here on in are identified as 'the Site'.

1.4 The site comprises a mix of equine and commercial storage buildings associated with the established equine use, which comprise of paddocks, field shelters, sand school, lunge arena, workers dwelling and hard standing / parking area.

1.5 The northern and eastern boundaries of the site are bound by mature trees adjacent to Reeds Lane and Coltstaple Lane. Newfoundout Copse lies further east of Reeds Lane. To the north of Coltstaple Lane lies a row of detached dwellings in generous plots. One of these is identified as Kings Farmhouse, a Grade II Listed dwelling. This lies some 93m north of the stables. 143m to the south east lies Newfoundout East, also a Grade II Listed dwelling.

1.6 The buildings are listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for their special architectural or historic interest.

1.7 A Site Location Plan supports the planning application, and an extract is included in Figure 1.1 below.

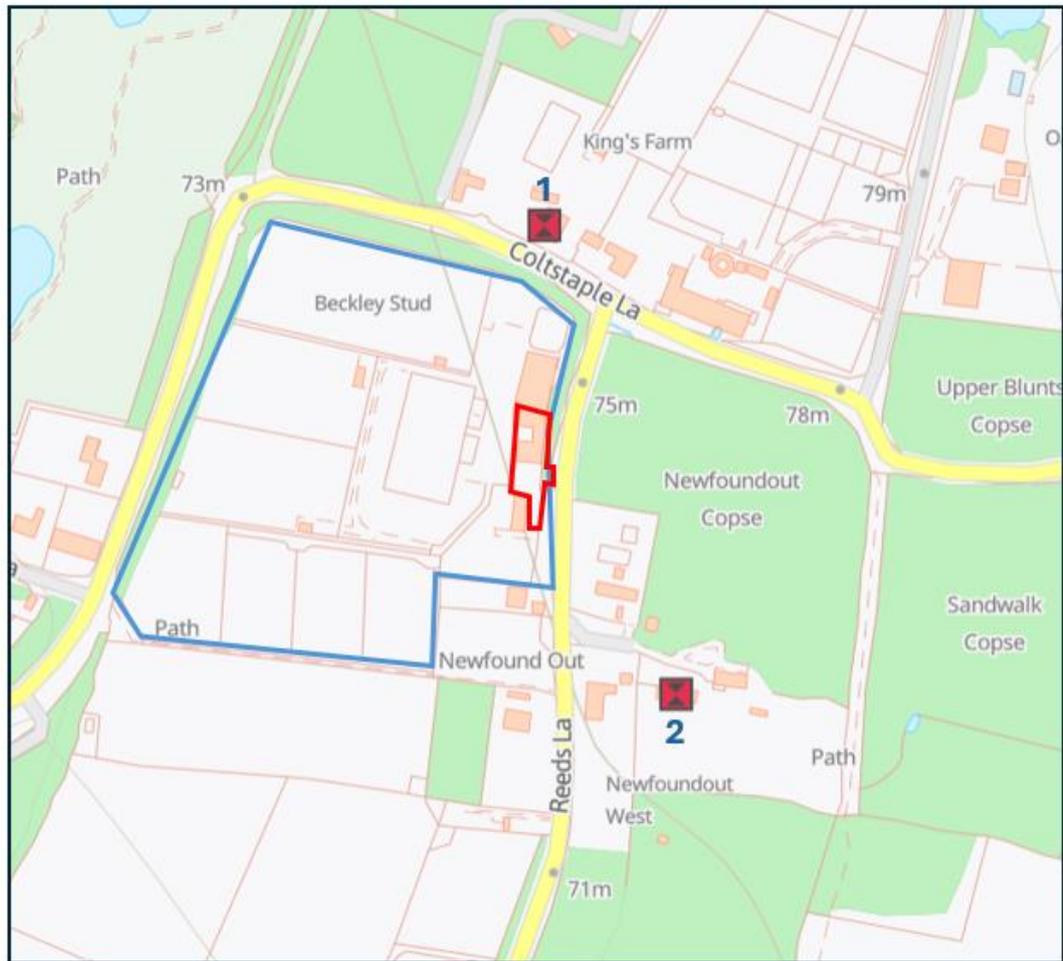
Figure 1.1 – Site Location Plan



Heritage Context

1.8 As noted above the two heritage assets nearest to the site are Kings Farmhouse and Newfoundout East. Their relationship to the sits are shown below in Figures 1.2 below.

Figure 1.2 – MAGIC Map Extract showing location of listed buildings



Listed Buildings

1.Kings Farmhouse Grade II

2. Newfoundout East Grade II

1.9 The application comprises the change of use of the existing stables to an office use associated with the existing use on site. Minor external alterations are proposed concerning the fenestration and enclosure of walls underneath the roof overhang so that the stable building can be converted and operate its proposed use. All assets identified in Figure 1.2 above are considered to be of a sufficient distance away from the site that they would not be directly impacted by the proposal.

2 HERITAGE POLICY AND LEGISLATION

Introduction

- 2.1 This section sets out the relevant heritage policies and legislation at national and local levels.

Legislation

- 2.2 The Planning (Listed Building and Conservation Areas) Act 1990 sets out the legislative background for proposals affecting heritage assets.
- 2.3 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 2.4 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that local planning authorities pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. The act applies to the exercise of planning functions with respect to any buildings or other land in a conservation area. T

National Planning Policy Framework (2024)

- 2.5 The National Planning Policy Framework sets out the Government's heritage policies for England.

- 2.6 Paragraph 207 states 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 2.7 Paragraph 210 states that in determining applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 2.8 Paragraph 212 continues to note that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 2.9 Any harm to, or loss of, the significance of a designated heritage asset should require a clear and convincing justification. Substantial harm to or loss of Grade II listed buildings should be exceptional. Substantial harm to or loss of Grade II* listed buildings should be wholly exceptional.
- 2.10 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

National Planning Practice Guidance (NPPG)

2.11 Paragraph 006 defines significance 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.

Archaeological interest: where a heritage asset holds, or potentially holds, evidence of past human activity.

- Architectural interest: relating to the design and general aesthetics of a place arising from conscious design or fortuitously from the way the heritage asset has evolved. It is also an interest in the art or science of the design, construction, artisanry and decoration of buildings and structures of all types.
- Artistic interest: 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.

2.12 The NPPG refers to the NPPF definition of 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. 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.”*

Horsham Local Plan

2.13 The Horsham District Planning Framework (HDPF) was adopted in November 2015 and sets out the long-term spatial vision for the district.

2.14 The application site lies near to two listed buildings. Policy 34 states that the Council sustain and enhance the historic environment through the positive management of development affecting heritage assets.

Southwater Neighbourhood Plan

2.15 Southwater Parish Council have produced a neighbourhood plan which was adopted in August 2020. Policy SP19 of the Neighbourhood Plan relates to Parish Heritage Assets and states that

'All proposals that directly impact Parish Heritage Assets, or the setting thereof, must describe the impact of the development on the significance of the heritage asset, demonstrating that the significance of that asset will not be adversely impacted.'

3 ASSESSMENT OF SIGNIFICANCE

Introduction

3.1 This section sets out the significance of the relevant heritage assets in accordance with Paragraph 207 of the NPPF.

3.2 Kings Farmhouse, Coltstaple Lane

3.2.1 The list entry number is 1027069 and the statutory listing for the building's states:

*National Grid Reference: TQ 1678527938
TQ 12 NE Horsham Rural Coltstaple Lane
965/12/316 Kings Farmhouse*

22/09/1959 II

3.2.2 The significance of the building taken from the listing is provided below:

L-shaped building. C17 or earlier, restored. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung, with slight bellcast between. Horsham slab roof. Modern casement windows. Massive stone chimney breast at each end.



3.3 **Newfoundout East, Reeds Lane**

3.3.1 The list entry number is 1407634. It was listed on 07/11/2005. The statutory listing for the building's states:

National Grid Reference: TQ 16856276888



3.3.2 The significance of the building taken from the listing is provided below:

House, at a later time subdivided. Mid C17, infilled in brick in the C18 and re-fenestrated in the early C20. The late C20 brick extension to the east and late C20 conservatory to the west are not of special interest.

Timber framed, with box-framing visible on the ground floor of the south and west sides, otherwise the ground floor is of red brick or red brick infill, apart from some sandstone in the rear elevation. The first floor of all but the rear elevation is clad in weatherboarding.

Tiled roof with off central brick chimneystack, rebuilt above the ridge in the late C19, and catslide roof to rear

PLAN: A three bay lobby entrance house of two storeys and attics with off central chimneystack and integral outshot. The front of the building originally faced south but currently the entrance is in the north.

EXTERIOR: The south elevation (originally the front) is of two storeys: three windows. Early C20 casement windows of traditional type. The original doorcase was opposite the chimneystack but this has been replaced by Two early C20 plank doors indicating that the building was subdivided into two cottages at one time. The west side has box-framing visible to the ground floor and collar rafters projecting through the gable. The small two-light windows in the end gables are probably original mullioned windows. The north elevation has a C20 gabled dormer, five casement windows and a plank door.

INTERIOR: The ground floor west room has the timber frame exposed on two sides, a spine beam with one inch chamfer and lambs tongue stops and an open fireplace with wooden bressumer. The fireplace has a spice cupboard with wooden door and a brick bread oven. A wooden ledged door with large iron hinges leads to a wooden winder staircase. The lobby has brick paving. The east room (originally the parlour) also has brick paving and an open fireplace with wooden bressumer. The timber framed rear wall of the property is visible and is unweathered showing that the outshot is original. The first floor east room has exposed beams and original floorboards. The first floor west room has an exposed spine beam. The roof is of side purlin construction with angled queen struts, and the top of the brick chimneystack is visible in the attic.

HISTORY: Two cottages at Newfoundout are shown unnamed on the Gardner and Gream map of c1795. Newfoundout East was converted into two cottages, but the second stair has been removed. In the Census Returns for 1871, which is the first time the name Newfoundout is used, James Charter, widower, stone mason, is among the occupants. "J Charter etc" were paying £1 Land Tax on cottages from 1879 to the 1890s. The house was built on land that belonged to the owners of Denne Manor from the 1840s to the 1930s and may have done for centuries before.

A substantially intact timber framed mid C17 three bay lobby entrance house of two storeys and attics with original outshot.

4 ASSESSMENT OF IMPACT

- 4.1 The applicant intends to undertake minor alterations to the stables in accordance with the supporting plans to facilitate its use as offices to serve the Beckley Stud Estate and Equine America business operation. No works are proposed to any Heritage Asset. Therefore, the assessment of impact relates only to the proposed used and minor alterations would impact the significance of Kings Farm House and Newfoundout East. Full details of the proposed development are contained within the Planning Statement and supporting drawings. The works required for the conversion would be contained entirely within a private plot
- 4.2 Both listed buildings are physically separated from the application site by intervening built form, vegetation, and boundary treatments. Intervisibility between the stables and the heritage assets is limited to negligible. The established landscape setting prevents the stables from forming any meaningful part of the listed buildings' setting or appreciation.
- 4.3 Given the separation distances, intervening screening, and absence of external works, the proposal will result in **no harm** to the significance or setting of the listed buildings identified.

5 SUMMARY

- 5.1 The application site comprises a modern stable building within a site with an established equine / commercial use. The subject stable building is not listed but lies within the proximity of no.2 Grade II Listed buildings.
- 5.2 The proposed comprises the change of use of the stables to an office use associated with the existing equine operations on site. In addition, modest operations are proposed to the external elevations at ground floor level to facilitate its use.
- 5.3 The proposal accords with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and NPPF paragraph 207 in preserving the setting and significance of designated heritage assets. No harm to heritage significance arises, and the development is therefore acceptable in heritage terms.
- 5.4 Overall, the proposals are considered to be in line with heritage policies at local and national level.

Appendix A – Historic England Official Listing: Kings Farm House

KINGS FARMHOUSE

KINGS FARMHOUSE, COLTSTAPLE LANE

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1027069
Date first listed:	22-Sep-1959
Date of most recent amendment:	03-Jul-1996
List Entry Name:	KINGS FARMHOUSE
Statutory Address 1:	KINGS FARMHOUSE, COLTSTAPLE LANE

Location

Statutory Address: KINGS FARMHOUSE, COLTSTAPLE LANE

The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Horsham (District Authority)
Parish:	Southwater
National Grid Reference:	TQ 16785 27938

Details

TQ 12 NE HORSHAM RURAL COLTSTAPLE LANE

965/12/316 King's Farmhouse

22.09.1959 II

L-shaped building. C17 or earlier, restored. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung, with slight bellcast between. Horsham slab roof. Modern casement windows. Massive stone chimney breast at each end.

Listing NGR: TQ1678527938

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System 299248
number:

Legacy System: LBS

Appendix B – Historic England Official Listing: Newfoundout East

NEWFOUNDOUT EAST

NEWFOUNDOUT EAST, REEDS LANE

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

Official list entry

Heritage Category:	Listed Building
Grade:	II
List Entry Number:	1407634
Date first listed:	07-Sep-2005
List Entry Name:	NEWFOUNDOUT EAST
Statutory Address 1:	NEWFOUNDOUT EAST, REEDS LANE

Location

Statutory Address: NEWFOUNDOUT EAST, REEDS LANE

The building or site itself may lie within the boundary of more than one authority.

County:	West Sussex
District:	Horsham (District Authority)
Parish:	Southwater
National Grid Reference:	TQ1685627688