

LAND NORTH WEST OF SOUTHWATER, HORSHAM

ENVIRONMENTAL STATEMENT VOLUME II, APPENDIX 7.1: BUILT HERITAGE ASSESSMENT

FEBRUARY 2026





Built Heritage Assessment

Land North-West of Southwater, Horsham

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Southwater, Horsham

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Executive Summary

This 2026 document forms a Built Heritage Assessment of Land North-West of Southwater, Horsham (hereafter, 'the Site') in support of proposed development by Berkeley Strategic Land Ltd. The Site covers an area of approximately 115 hectares, currently set out as a mixture of open fieldscape and dispersed settlements of medieval origin.

The document is the result of a process of extensive pre-application engagement, multi-disciplinary teamwork, and collaborative design review. The Berkeley team have been working collaboratively with the Local Planning Authority, Horsham District Council ('the Council'), and key stakeholders in an iterative process since 2022, towards the submission of an Outline Planning Application ('OPA') in 2026, for landscape and heritage-led mixed-use development of the Site. The proposal will provide a mix of homes including affordable homes to respond to local needs.

Advice, guidance and feedback from the Council, and Historic England has been carefully considered and positively implemented in the new 2026 Masterplan proposal. The Council are advised on Grade I and II* listed building matters by Historic England's Inspector of Historic Buildings and Areas - Development Advice (East and West Sussex), and their advice specifically relates to the Grade II* listed Great House Farmhouse and Dining Hall and Water Tower at Christ's Hospital School.

This document forms a completely revised Built Heritage Assessment, building upon work initially carried out by RPS in 2022 but updated in accordance with the new Masterplan and current industry standards and guidance.

The importance of the Grade II* listed Great House Farmhouse and its rural, medieval landscape setting is at the forefront of the design thinking for the 2026 submission; however, this does not detract from or diminish the value and significance of the other listed and locally listed buildings and structures that are equally considered here, both individually and with regard to their group value. It is noted that the rural, medieval landscape setting of Great House Farmhouse and other isolated local assets is a key feature covered by the listings, and, although setting is not a heritage designation of itself, it does contribute to the significance of heritage assets and forms a key part of the reasons for designation. As development will introduce built form into a previously rural greenfield site, it is evident that the proposed development does represent heritage harm, particularly with regard to the setting of these assets.

Based on current evidence, the assessment concludes that there are no direct physical impacts to Great House Farm and effects to its setting can be balanced by sympathetic design and a range of bespoke mitigation measures. The 2026 proposal reduces, avoids and minimises heritage harm, through reduction of the quantum of development, by sensitive changes to the layout of residential plots and by the sympathetic design of the new tiered road systems.

This collaborative approach and especially advice from Historic England has reduced heritage harm to a level agreed to be below the mid-range of '*less than substantial harm*', as required by the NPPF 2024. Additionally, the proposal also delivers a range of public benefits which the project team believe further balance and ameliorate heritage harm, and these will be designed in consultation with the Council, Historic England and other key stakeholders.

The document identifies the heritage significance of the Site and its setting, and is intended to provide a clear evidence-base to assist the LPA in the decision-making process and in carrying out their statutory duties towards designated and non-designated heritage assets of built heritage significance, as well as Historic England's statutory remit towards Grade II* listed buildings, as required by the NPPF (2024) and the Planning (Listed Buildings and Conservation Areas) Act 1990.

This Built Heritage Assessment relates solely to built heritage matters; archaeology is addressed elsewhere. A separate document called 'Great House Farm Barns Assessment' dated 9th January 2026 has also been prepared by RPS TT. These two reports replace all earlier iterations of Built Heritage Assessment, including a series of interim technical summaries produced since 2022.

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- Appendix B: Historic Phasing Plan and January 2026 Barns Assessment at Great House Farm
- Appendix C: Email Letter from Historic England on Built Heritage Matters, 8th December 2025.

1 INTRODUCTION

- 1.1 This Built Heritage Assessment has been researched and prepared by RPS TT (Tetra Tech Consulting Services Ltd) on behalf of Berkeley Strategic Land Ltd for the Site known as Land North-West of Southwater (hereafter 'the Site', Figure 1).
- 1.2 The Site falls within the administrative boundary of Horsham District Council ('the Council' or 'HDC'). It is located to the northwest of Southwater, with its eastern boundary largely defined by the edge of the existing settlement. The Site principally comprises a large irregularly shaped area of farmland, the boundary of which follows a range of existing field boundaries, defined centrally by a manorial boundary of probable Saxon origin. The Site covers an area of approximately 115 hectares. The area of the Site extends as far as the A24 to the north, Two Mile Ash Road lies to the west and the Downs Link, and a series of field boundaries lie to the south. There are two associated separate parcels of land, one located to the south of Church Lane and the other east of Christs Hospital Station¹ (Figure 1, and Masterplan submitted with the application).
- 1.3 There are twenty-four listed buildings within a 500m study radius, one of which is Grade II* (Great House Farmhouse) and twenty-three of which are Grade II (Figure 2). There are two Grade II* listed buildings located just outside of the study area to the northwest at Christ's Hospital School, which have been included as part of the baseline study to allow for a fully comprehensive assessment. There are ten Parish Heritage Assets within the study area, which have been identified via the Southwater Neighbourhood Plan and are treated as non-designated heritage assets. There are also three inter-connected barns at Great House Farm (Barns A, B and C), located within the Site, which are non-designated heritage assets (these barns have also been subject to a separate built heritage assessment by RPS TT, dated 9th January 2026, see also Historic Barns Phase Plan, Appendix B).
- 1.4 Paragraph 207 of the National Planning Policy Framework (NPPF, 2024), requires that the significance of any heritage assets affected by an application is described, including any contribution made by their setting, as the basis of which the potential impact of the proposal on their significance can be understood. This Built Heritage Assessment presents a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development affecting built heritage assets and their settings. It provides an overview of the history and development processes of the Site and assesses the significance of the identified heritage assets, including any contribution made by the Site to that significance. Finally, it includes a description of the proposed development Masterplan (Outline) and an assessment of any impacts to the significance of the identified built heritage assets.
- 1.5 This Built Heritage Baseline Assessment should be read in conjunction with other supporting plans and documents which accompany the application, including the Design and Access Statement, Planning Statement and Statement of Community Involvement (SCI). A separate Archaeological Desk Based Assessment has been prepared by RPS TT for the Site (January 2026).
- 1.6 The findings of this report are based on the known conditions at the time of writing, and all findings and conclusions are time limited to no more than three years from the date of this report. The West Sussex HER data has a Licence of twelve months from the original search date (December 2025, WSHER reference: 202526-091) and cannot be relied on after that. All maps, plans and photographs are for illustrative purposes only. The Site was inspected at various times in 2021-2022 and most recently on 13th November 2025 and a series of plates are shown as Figures 15 to 39.

¹ Please note when referring to Christ's Hospital School, the historic placename or general location the possessive apostrophe is used, but this is absent when referring to the railway station, Christs Hospital.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The statutory requirements and national and local policy provide a clear framework for the consideration of development proposals that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF, 2024 with footnote revisions in February 2025 and draft for consultation prepared in December 2025) sets out the Government's policies and requirements at a national level, and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied.
- 2.2 It is acknowledged that matters of legal interpretation are determined in the Courts, but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. This hierarchy of statutory duty, policy and best practice has been used to inform the assessment of the application proposals which is included in this statement.
- 2.3 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

- 2.4 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 the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.5 The relevant legislation in this case extends from section 66 of the 1990 Act which states that:
- '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.'*
- 2.6 This requirement means there is an implicit acknowledgement that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.
- 2.7 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.
- 2.8 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.
- 2.9 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*'.

- 2.10 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.
- 2.11 *In order to limit the length of this Built Heritage report and make the content more readable, the detailed section on planning matters concerning heritage assets has been moved to Appendix A of this report, a full analysis of relevant policy and guidance is provided as Appendix A and within the wider application documentation.*

3 PRE-APPLICATION ENGAGEMENT 2025

- 3.1 Since 2022, Berkeley has been revising the earlier planning submission and during 2025 the project team have been working with the Council, key stakeholders and various subject matter experts to present a revised scheme for the Council's consideration.
- 3.2 The engagement process has been very extensive over the last four years since April 2022 and is detailed in the planning documentation that supports the outline application including the Statement of Community Involvement (SCI). The full details and outcomes of public consultation events are described within the SCI, which is submitted as part of the planning application by the project team from Cratus.
- 3.3 The new Masterplan proposal not only ameliorates harm to heritage assets which are physically present as built form but also seeks to preserve historic landscape features which make a positive contribution to the setting of built heritage assets. This includes a wide range of features including, Ancient Woodland, hollowed ways, hedgerows, trees, assarts, and water features. The heritage value of Ancient woodland, hedgerows and the large Anglo-Saxon manorial boundary that is recorded across the Site cannot be underestimated. The heritage landscape is discussed further in the Archaeological Desk-Based Assessment (RPS TT January 2026) and in the work that has taken place to support the future application by the project team from Fabrik. These matters are not discussed further here but form part of the future application.
- 3.4 Collaborative workshops have taken place during 2025 to bring together the various subject matter experts on landscape, ecology, archaeology and heritage. The results of this created a collaborative and synoptic contribution to landscape and heritage interest for the application Site (see also the Fabrik report, Masterplan and the range of Parameter Plans that support the 2026 Masterplan submission).
- 3.5 All landscape and environmental features have been taken into account within the proposal e.g. retention of hedgerows, protection/avoidance of ancient woodland. This is not discussed in extensive detail here as a key deliverable of the 2026 proposal is a landscape-led design approach, provided by the Fabrik team and these matters are also discussed in depth in the Archaeology Assessment. Fabrik have provided extensive support documentation on these matters, which has been designed in harmony with heritage matters, also through the series of workshops between the multi-disciplinary teams undertaken in 2025 and as a series of site walkovers in 2025.
- 3.6 Several pre-application meetings have also taken place at Horsham District Council's Offices during 2025 where heritage matters were discussed (21st August 2025, 24th October 2025) and at these meetings further heritage-led amendments to the design were presented.
- 3.7 The 2025 design has, therefore, taken the advice provided by the Council and Historic England and has addressed issues raised since 2022.
- 3.8 A meeting with Historic England was held on Site on 13th November 2025 and the Inspector, Alma Howell, reviewed the new proposal and walked across the Site with the Berkeley team including the RPS Built Heritage specialist, Gillian King. A further consultation meeting took place between Gillian King and Alma Howell via Teams on 1st December 2025, when the heritage implications of the proposal were further discussed. As a result, the Inspector issued her report in the form of a pre-application advice letter dated 8th December 2025. The full text of this letter is shown as Appendix C.
- 3.9 A summary of the Inspector's advice is provided below:
- 'We welcome the efforts that have been made to take on board our previous advice [August 2022] and are supportive of the amendments that are now proposed to reduce the harm to the significance of Great House Farmhouse.'*

A large green buffer is proposed to be created around the farmhouse to provide a semblance of its rural setting and its appreciation as a former dispersed farmstead within the Low Weald. In addition, the main spine road has been moved further away from the farmhouse.

It is inevitable with a strategic development of this scale, that some harm will still remain as houses, gardens and roadways will still be perceived in some views, and by users of the rights of way, in place of the existing open fields.

As a result of the proposed amendments, we consider that the harm has been reduced from a high level of less than substantial harm in National Planning Policy Framework (NPPF) terms to just below the mid-level within that range.

However, we appreciate that the proposals are a draft allocation in the Regulation 19 Horsham Local Plan and the northern part of the site is an adopted allocation in the Southwater Neighbourhood Plan. Therefore, we recognise a balance needs to be struck between seeking to reduce the harm further and delivery of the strategic allocation by making efficient and effective use of land.

Therefore, when an application is submitted for planning permission, it will be for the Local Planning Authority to weigh the remaining harm against the public benefits, including any heritage benefits.'

- 3.10 The Inspector notes that *'the harm has been reduced from a high level of less than substantial harm in National Planning Policy Framework (NPPF) terms to just below the mid-level within that range.'* She continues *'Taken as a whole the revised proposals would cause just below a mid-level of less than substantial harm in the terms of the NPPF'*. This means that the proposal is below mid-level and thus must fall into the lower range of less than substantial harm.
- 3.11 The advice letter concludes:
'We consider your proposals have now reached a stage where they have addressed the most harmful elements of the previous scheme. When an application for planning permission is submitted, it will be for the Local Planning Authority to weigh any remaining harm against the public benefits, including any heritage benefits.'
- 3.12 This means that it remains with the Council to determine whether the public benefits and any heritage benefits that the scheme can afford are sufficient in the planning balance to offset the harm identified.
- 3.13 This assessment provides a clear evidence-base of how the advice and guidance of the Council, and Historic England, has been carefully considered and positively implemented in the new 2026 Masterplan proposal. The further advice set out in the Inspector's letter of 8th December 2025 is also referred to in the Chapters below and positively integrated into the 2026 proposal (Appendix C).
- 3.14 Consultation has also taken place during 2025 with the Council's Archaeological Advisor, Nicholas Truckle of Surrey County Council. As recommended by the Council, RPS TT welcomes further engagement on heritage and archaeology in due course, once the emerging proposals are formulated towards a reserved matters application.

4 HISTORIC BUILT ENVIRONMENT APPRAISAL

Historic Development

- 4.1 A study area has been designed for the Site, which extends 500m from the Site application boundary (Figure 2, main image and inset). This study radius was agreed with the Council’s conservation officer during a pre-application meeting for the previous scheme on 28 March 2022. This study radius remains a sufficient study area compliant with planning control for assessing the built heritage significance of the Site and its setting in 2026. A map regression survey is shown as Figures 3 to 12.
- 4.2 There are no designated heritage assets within the Site application boundary (Figure 2, see Masterplan submitted with the application). The Site entirely surrounds (but does not include) one Grade II* listed building recorded on the statutory list as Great House Farmhouse (NLE 1286023).
- 4.3 The Site comprises a large area of land containing a range of arable and pasture fields to the North-west of Southwater, as well as three areas of ancient woodland (Figure 1 and Appendix D1). This appearance belies a far more complex record of local human settlement and activity, which is detailed further within the submitted Archaeological Desk Based Assessment by RPS TT (2026).
- 4.4 Eighteenth century mapping (Figures 3-4) shows the Site as part of a heavily rural landscape, to the southwest of the town centre of Horsham. The Site is first shown in more detail on the 1806 Ordnance Survey (OS) Drawing (Figure 5). At this time Great House Farmhouse is labelled as Homeland Farm. Whilst there are few buildings shown within the Site, it is clear from the location of buildings within its environs that there is a dispersed pattern of local settlement, with a range of scattered farmsteads spread across the surrounding area. Many of the field boundaries contained within the Site at this time and visible on the early mapping remain broadly preserved to the present day, although there are some areas where boundaries have been removed and field parcels amalgamated. The aim of the proposed development is to be sensitive to these historic markers which distinctly characterise the rural landscape and preserve the legible field systems and hedgerows within a sympathetic heritage-led design. The current design follows the fieldscape apportionments and retains over 95% of the historic hedgerows (see Masterplan submitted with the application).
- 4.5 The 1844 Tithe Map (Figure 6) shows few changes within the Site, but its associated tithe apportionment information reveals the degree to which occupiers and owners of what are now listed buildings within the environs of the Site once also owned or occupied land within the Site.
- 4.6 The interesting placenames shown in the 1844 Tithe Apportionment contribute to the character and sense of place of the historic landscape across the Site. It is intended that the residential development will echo some of this history and incorporate historic field parcel names in the development plots or street names, which would contribute to placemaking and wayfinding routes across the proposed development. This would add small-scale public benefit and form a tangible continuation with the historic character and time-depth of the Site, the historic land parcels, and the wider rural landscape setting.
- 4.7 The full tithe apportionment is shown below:

1844 Tithe Apportionments, Horsham - Sussex

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation	NHLE Ref
1056	Sir Henry Fletcher	Henry Simmons	Old Orchard	Pasture	
1057	Sir Henry Fletcher	Henry Simmons	Cottage and Garden	-	1027059
1060	Sir Henry Fletcher	Henry Simmons	Dencher Plat	Arable	

1066	Sir Henry Fletcher	James Charman	Swains Mead	Arable	
1067	Sir Henry Fletcher	James Charman	Cottage and Garden	-	1027064
1068	Sir Henry Fletcher	James Charman	Swains Field	Arable	
1069	Sir Henry Fletcher	James Charman	Sellers Field	Arable	
1070	Sir Henry Fletcher	James Charman	Shaw	Wood	
1071	Sir Henry Fletcher	James Charman	Sows field	Arable	
1073	Sir Henry Fletcher	James Charman	The Ponds	Pasture	
1074	Sir Henry Fletcher	James Charman	Pitfield Barn Field	Pasture	
1075	Sir Henry Fletcher	James Charman	Homestead and Meadow	-	
1076	Sir Henry Fletcher	James Charman	Barn Field	Arable	
1077	Sir Henry Fletcher	James Charman	Buildings and Meadow	Pasture	
1078	Sir Henry Fletcher	James Charman	The Plat	Arable	
1079	Sir Henry Fletcher	James Charman	Mill Field	Arable	
1080	Sir Henry Fletcher	Sir Henry Fletcher	Garlis Wood	-	
1081	Sir Henry Fletcher	James Charman	Garlick Field	Arable	
1082	Sir Henry Fletcher	James Charman	Two Mile Ash Field	Arable	
1083	Sir Henry Fletcher	James Charman	The Shaw	Wood	
1084	Sir Henry Fletcher	James Charman	Two Mile Ash Field	Arable	
1085	Sir Henry Fletcher	Sir Henry Fletcher	Wood	-	
1089	Sir Henry Fletcher	Sir Henry Fletcher	Courtland Wood	-	
1090	Sir Henry Fletcher	James Charman	Hop Garden	Arable	
1091	Elizabeth Greenfield	Philip Postlethwaite	Wood Field	Arable	
1092	Elizabeth Greenfield	Philip Postlethwaite	Wood Field	Arable	
1093	Sir Henry Fletcher	James Charman	Grovelands	Arable	
1094	Elizabeth Greenfield	Elizabeth Greenfield	Lower Field	Arable	
1095	Elizabeth Greenfield	Philip Postlethwaite	Pit Field	Arable	
1096	Elizabeth Greenfield	Philip Postlethwaite	House Field	Mead	
1097	Elizabeth Greenfield	Philip Postlethwaite	Homestead Cottage and Garden	Pasture	1027037 1027038
1099	Elizabeth Greenfield	Philip Postlethwaite	Horsham Field	Barley	
1100	Elizabeth Greenfield	Elizabeth Greenfield	Five Acres	Arable	
1101	Sir Henry Fletcher	Sir Henry Fletcher	Smith's Coppice	-	
1105	Sir Henry Fletcher	James Charman	The Landed Seeds	Arable	
1107	Sir Henry Fletcher	James Charman	Great Meadow	Meadow	
1108	-	-	Road	-	
1109	Sir Henry Fletcher	James Charman	North Field	Arable	
1110	Sir Henry Fletcher	James Charman	Cross Field	Arable	
1111	Sir Henry Fletcher	James Charman	High Field	Arable	
1112	Sir Henry Fletcher	James Charman	Rookery Plat	Pasture	
1114	Sir Henry Fletcher	James Charman	Garden Orchard and Barn	-	1286023
1116	Sir Henry Fletcher	James Charman	Barn Plat	Pasture	
1117	Sir Henry Fletcher	James Charman	Occupation Road	-	
1118	Sir Henry Fletcher	Henry Simmons	House Mead	Pasture	
1119	Sir Henry Fletcher	Henry Simmons	House Garden and Orchard	-	1354174
1503	James Eversfield	George Smart	Carthouse Field	Arable	
1504	James Eversfield	George Smart	Long Field	Arable	

1505	James Eversfield	George Smart	Rainbow Field	Arable	
1513	Robert Henry Hurst	George Hillis	Eight Acres	Arable	
1514	Robert Henry Hurst	George Hillis	Seven Acres	Arable	
1515	Sir Henry Fletcher	James Charman	Smith's Field	Arable	
1516	Elizabeth Greenfield	Elizabeth Greenfield	Long Field	Arable	
1517	Elizabeth Greenfield	Elizabeth Greenfield	Lane Field	Arable	
1518	Elizabeth Greenfield	Elizabeth Greenfield	Meadow	Mead	
1519	Elizabeth Greenfield	Elizabeth Greenfield	Homestead Yards Garden etc.	-	1354171
1520	Elizabeth Greenfield	Elizabeth Greenfield	House Mead	Arable	
1521	Robert Henry Hurst	George Hillis	Wapplegate Field	Arable	
1522	Robert Henry Hurst	George Hillis	Three Acres	Arable	
1523	Elizabeth Greenfield	Elizabeth Greenfield	Orchard Field	Arable	
1524	Elizabeth Greenfield	Elizabeth Greenfield	Horsham Field	Arable	
1525	Robert Henry Hurst	George Hillis	Barn Field	Pasture	
1526	Robert Henry Hurst	George Hillis	Stable Field	Arable	
1527	Robert Henry Hurst	George Hillis	Broad Six Acres	Arable	
1528	Robert Henry Hurst	George Hillis	Long Six Acres	Arable	
1529	Robert Henry Hurst	George Hillis	Dry Field	Arable	
1530	Robert Henry Hurst	George Hillis	Lag	Mead	
1533	Robert Henry Hurst	George Hillis	Homestead and Buildings	-	1027036 1119726
1538	Robert Henry Hurst	Robert Rowland	Step Mead	Pasture	
1539	Robert Henry Hurst	Robert Rowland	House Homestead etc.	-	1027035
1540	Robert Henry Hurst	Robert Rowland	Seven and a Half Acres	Arable	
1541	Robert Henry Hurst	Robert Rowland	Pear Tree Field	Arable	
1542	Robert Henry Hurst	Robert Rowland	Eight Acres	Arable	
1543	Robert Henry Hurst	Robert Rowland	Long Six Acres	Arable	
1544	Robert Henry Hurst	Robert Rowland	Great Old Seeds	Arable	
1545	Robert Henry Hurst	Robert Rowland	Little Spring Plat	Arable	
1546	Robert Henry Hurst	Robert Rowland	Little Old Seeds	Arable	
1547	Robert Henry Hurst	Robert Rowland	House Mead	Mead	
1548	Robert Henry Hurst	Robert Rowland	Plat	Mead	
1556	Robert Henry Hurst	Robert Rowland	Great Spring Plat	Arable	

- 4.8 The parcels shown in the 1844 Tithe Apportionment add an element of historic continuity to the new development layout, because the residential parcels are designed to respect these historic fields and retain the historic form of the field parcels and historic hedgerows (see Parameter Plans). A detailed analysis of the tithe map and its apportionment and an analysis of historic landuse patterns across the Site is detailed in the accompanying Archaeological Desk Based Assessment, especially as a series of Figures 15 to 19, and compared to the 2026 Masterplan Landscape Parameter Plan (Figure 14 of the archaeology report (RPS TT, January 2026) and Parameter Plan).
- 4.9 It is noticeable that the field parcels are balanced along a central north to south running manorial boundary, with Marlpost to the west and Crockhurst to the east. This linear historic field boundary (Figures 5 and 6) forms the spine of all the field parcels as they lie between Two Mile Ash Road to the east and the Worthing Road to the west. This central linear boundary runs parallel to these two historic routeways and actually forms the Saxon Manorial boundary of Southwater, the proposed

access road aims to retain and echo this historic layout in the development proposal. The Saxon manorial boundary which subdivides the Site is of particular significance and was highlighted by the Archaeological Advisor to the Council in a letter dated 21st November 2022, as being *'of particular significance and care should be taken that any disturbance to this should be kept to a minimum'* (see Archaeological Desk Based Assessment, Appendix 4).

- 4.10 The advice letter from Historic England, dated 8th December 2025, also noted that the revised proposals *'Setting the residential parcels within the framework of existing hedgerows and the Saxon manorial boundary that runs on an approximately north-south alignment across the Site'* was less harmful than the previous scheme proposal of 2022. The letter notes:

'A large green buffer is proposed to be created around the farmhouse to provide a semblance of its rural setting and its appreciation as a former dispersed farmstead within the Low Weald. In addition, the main spine road has been moved further away from the farmhouse.'

The 2026 proposal is noted as being less harmful by:

'Creating a greater buffer between Great House Farmhouse and the housing parcels to the west'.

- 4.11 The previous application also encircled the listed building, however, as recommended by Historic England, Berkeley are now:

'removing some parcels of housing development from within the setting of the farmhouse, so that it was [is] not so encircled by development; creating more space between the farmhouse and new development to the west; as well as re-aligning the primary access road and housing so that it is further away from the listed building'.

- 4.12 A concern in the 2022 proposal was also the proximity of the development access road close to Great House Farm. The 2026 proposal now moves the access road far away from to the Grade II* listed building and downgrades the nature of the road to just a pedestrian and cycle track close to the farmhouse (see Movement Parameter Plan). This was also noted in the Historic England letter as less harmful with the additional advice that:

'In order to effectively retain a semblance of the former rural setting, it is crucial the roads are created to be as rural in character as possible; a network of connected open spaces is provided near to the farmhouse; soft landscapes edges rather than hard edges and rural type fencing are provided around the housing parcels that are in close proximity to Great House Farmhouse. In addition, floodlighting should be avoided on the sport pitches near to the farmhouse.'

- 4.13 More dramatic change to the local area is shown on the 1876 OS map (Figure 7), which depicts the new line of the railway cutting across the Site and a station having been created as Southwater Station. Over subsequent decades (Figures 8-9) there was a degree of settlement growth around the station area, including the brick and tile works, but it is not until the 1956-1961 OS map (Figure 10) that there was more notable growth of residential streets in and around Southwater.

- 4.14 An important addition to the local landscape is shown on the 1912-13 OS map (Figure 9) to the northwest of the Site, in the form of Christ's Hospital School. This was the new campus for the historic school, first established in the City of London in the sixteenth century, intended as a more wholesome and healthy location for its scholars (Figure 10).

- 4.15 The 1981 Ordnance Survey map (Figure 11) depicts the relatively rapid growth of Southwater during the second half of the twentieth century. By this time the railway had been dismantled, as a result of the Beeching Report which sought to reshape the country's railway infrastructure during the 1960s.

- 4.16 The 2021 Aerial Photograph (Figure 12) shows the continued growth of Southwater. A network of residential streets is shown extending to the east of Worthing Road. A new dairy farm complex is shown to be extant at this time within the northern section of the Site.

- 4.17 The 2025 Aerial Photograph (Figure 13) shows new development under construction at the Broadacres site, to the southeast of the Site. Land within the Site remains broadly unaltered to the present day.
- 4.18 The Site is primarily made up of open agricultural and pastoral land (Figures 14-16). Towards its southern end, the Site is traversed by the Downs Link path (the former railway line) and there are various trackways and public rights of way which run across the agricultural fields.
- 4.19 With regard to the built environment the Site contains a dairy farm complex at its northern end, which was built in the late twentieth century. None of the structures associated with the dairy farm are statutorily listed or identified as Parish Heritage Assets and the buildings are regarded as having no historic or architectural interest.
- 4.20 A separate parcel of land included within the red line boundary is located to the south of the principal Site. This parcel comprises a single field of pasture, bounded by Shaws Lane, Bonfire Hill and Church Lane along its western and northern edges. In the advice from the LPA the setting of Bonfire Hill was discussed, and development has been removed from this dispersed settlement area.
- 4.21 To the immediate east are the grounds of Southwater House (Grade II) and Vicarage Cottage (Grade II). To the south of this parcel, separated from the group by a field of pasture, construction has been completed for a residential scheme, also by Berkeley (Broadacres, Horsham RH13 9FB).
- 4.22 An additional separate parcel is located at Christs Hospital Station, to the northwest of the principal Site. This parcel comprises part of a field of pasture, to the north of housing at Barnes Wallis Avenue and to the east of the railway station.

5 ASSESSMENT OF HERITAGE ASSETS (FIGURES 14 TO 39)

- 5.1 There are twenty-four listed buildings within the 500m study radius, one of which is Grade II* (Great House Farmhouse) and twenty-three of which are Grade II. Additionally, there are two Grade II* listed buildings located just outside of the study area to the northwest at Christ's Hospital School, which have additionally been included as part of the baseline to allow for a fully comprehensive assessment of potential effects to the historic built environment. All of the twenty-six listed buildings are referred to in this report by the name under which they were originally designated.
- 5.2 There are ten Parish Heritage Assets within the study area, which have been identified via the Southwater Neighbourhood Plan and are treated as non-designated heritage assets.
- 5.3 The heritage significance of the identified heritage assets within the study area is assessed below, along with any contribution made by their settings (including the Site) to that significance. The NPPF defines 'significance' as *'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 5.4 Historic England's 'GPA 3: The Setting of Heritage Assets' (March 2015, revised December 2017) provides a five-step process to assess the impact of development within the setting of heritage assets. These steps are outlined below:
- Step 1: Identify which heritage assets and their settings are affected.
 - Step 2: Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.
 - Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
 - Step 4: Explore the way to maximise enhancement and avoid or minimise harm; and
 - Step 5: Make and document the decision and monitor outcomes.
- 5.5 This Built Heritage Baseline Assessment addresses Steps 1-3 of the guidance, identifying and assessing those heritage assets in the surrounding area whose setting, and significance may be affected by the Proposed Development. It then assesses the effects of the Proposed Development. Mitigation measures have been considered as an integral part of the design development process (Step 4). Step 5 lies beyond the scope of this report.

Great House Farmhouse, Grade II* (List Entry Number: 1286023)

- 5.6 The Grade II* listed Great House Farmhouse lies outside of the Site boundary and is not under the ownership or control of Berkeley. The Farmhouse is surrounded by the Site on all sides, but the entire listed area is physically outside of the application boundary (Figures 1 and 2). The property was originally added to the statutory list in 1980; its list description was later revised and updated in 2012. There have been no further changes to the list description since that time (Figure 2).
- 5.7 The following assessment is based upon external assessment from publicly accessible locations, although it additionally considers the description of the interior as referred to in the statutory list description, to gain an understanding of the building's overall special interest.
- 5.8 Historic England note that:
- 'Great House Farmhouse is the principal farmhouse of an historic farmstead that dates from the late 16th to late 17th century. Its name implies a high-status residence, and that is borne out by it being a large and prominent house set within a relict Medieval landscape. It is listed at grade II*, which*

identifies it as among the most significant 6% of listed buildings in the country.' (Alma Howell, 8th December 2025).

The letter continues:

'As recommended in our previous advice, a clear heritage benefit would be to better reveal the significance of Great House Farmhouse, in line with paragraph 219 of the NPPF. Restoration of the front elevation of the farmhouse and its repair would be a clear enhancement and would deliver heritage benefits that could help to offset the harm to some degree'....

'Finally, you should look for opportunities to better reveal the significance of Great House Farmhouse in line with paragraph 219 of the NPPF. Restoration of the front elevation of the Farmhouse and its repair would deliver an enhancement to the farmhouse's appearance. This could also deliver a heritage benefit that would significantly help offset some of the harm caused by the proposed development.'

- 5.9 The property comprises a historic farmhouse (Figure 17, dated 2022 and revisited in 2025), the earliest fabric of which probably dates in origin from the late fifteenth to sixteenth century. The east-west wing was likely added in the early to mid-seventeenth century and further improvements undertaken in the later seventeenth century, recorded as 1677 and 1678. The Horsham Tithe Map (1844, Figure 6) indicates the two main ranges and a deep northern bay on the site of the current kitchen. The house was later extended and modernised from the later nineteenth to early twentieth century when the kitchen and larder were rebuilt.
- 5.10 The building has a timber framed construction, with a range of wattle and daub panels, brick nogging and modern replacement brick. The front exterior is encased by extensive areas of twentieth century render as well as tile hanging. The south gable wall includes stone rubble. The building is distinguished with brick plinths, stacks and other dressings, with a Horsham stone roof (the kitchen was re-roofed in tile).
- 5.11 Throughout the house most windows are later twentieth century timber casements, many set within earlier openings. A notable exception is a richly detailed oriel window to the north elevation, which likely dates from the late sixteenth or early seventeenth century. Casements and fixed lights have diamond leaded quarries.
- 5.12 Internal features of interest, described in the statutory list description, include the internal drop tie beam roof structure, exposed timber frame and other features, such as fireplaces, built in panelled cupboards and the dog-leg staircase, as well as various fixtures and fittings.
- 5.13 Great House Farmhouse is included at Grade II* on the statutory list of buildings of special architectural or historic interest. This level of designation distinguishes it as a building of *'more than special architectural interest'* (Principles of Selection for Listed Buildings, Department of Digital, Culture, Media and Sport, November 2018). The property derives architectural interest from the age, quality and good survival of the built fabric, comprising a high-status building with an unusual plan form. Its various fixtures and fittings provide a dated sequence for this period of domestic building in England. The fabric of the building has additional interest for its vernacular construction and roof form. The drop tie beam roof structure represents a fully resolved example of a local sequence of roof type, which adds to its interest.
- 5.14 The statutory list description additionally refers to a range of internal fixtures and fittings which contribute to the listed building's overall significance.
- 5.15 Great House Farmhouse has historic interest as one of the more important domestic buildings in the local area, positioned on a site of even longer significance associated with Sele Priory (a medieval monastic house based at Upper Beeding, West Sussex, associated with the Benedictine Order).
- 5.16 At some stage the front elevation was fronted with the render, and although the arrangement of doors and windows remains in situ, the twentieth century brown painted window frames and render do obscure the authentic face of the building.

- 5.17 The setting of Great House Farmhouse includes most directly its private domestic grounds, which are enclosed by a range of walls, fences and hedgerows and a series of ponds or moats. The hedgerow along the western boundary provides a dense belt of landscaping, reinforced by a number of mature trees, which largely or entirely (seasonally) screen views of the property from the west (Figure 18). Since 2022, this tree belt has increased and become denser so that the farm is effectively screened to the north and west. The revised 2026 proposal also entirely moves, built development away from the western boundary with Great House Farm and pushes development parcels back to the north of the Farmhouse (see Masterplan submitted with this application).
- 5.18 The new proposal has taken out all built development to the south and east of Great House Farm, although playing fields are proposed. The allotments that were originally proposed have also been removed following pre-application advice.
- 5.19 The farmhouse is approached from the east by a small brick bridge which crosses the pond or moat. Whilst the extent of the domestic grounds was only fully established towards the end of the twentieth century (described further below) the close setting of Great House Farmhouse makes a positive contribution to its significance, within which the architectural and historic special interest of the building can be experienced and understood in detail.

Barns at Great House Farm, Non-Designated Heritage Assets

- 5.20 Beyond these immediate surroundings, the mid-distance setting of Great House Farmhouse includes a collection of associated agricultural barns to the southeast, ranging in date from the late seventeenth/early eighteenth century to the twenty-first century.
- 5.21 The barns are located within the Site boundary. The fields to the north and south, also located within the Site, have been identified as making a positive contribution to the setting and significance of Barns A - C as non-designated heritage assets (Appendix B).
- 5.22 A detailed assessment of the Barns has also been undertaken by RPS in January 2026 and is submitted as a separate planning document and should be read in conjunction with this assessment, a historic phasing plan of the barns complex is shown as Appendix B.
- 5.23 The oldest surviving building of the group is Barn A (Figure 19), followed by possible sections of Barns B and C (Figure 20).
- 5.24 Barn A has particular interest for the survival of its pre-nineteenth century timber frame (with later alterations) which retains evidential value regarding the structure's construction and evolution.
- 5.25 Barns B and C retain a lower degree of interest as later and altered structures, but they retain some modest interest for the agricultural character embodied in their form and materiality. Clear views of Barns A - C (and therein, opportunities to appreciate and understand their varying levels of significance) are restricted from the public footpath to the north by the late twentieth century Barn D, with views from the east restricted by Barns E - G (late twentieth century) and views from the west blocked by Barn H (twenty-first century).
- 5.26 Barns D - J all date from either the late twentieth or twenty-first century (Figures 21 and 22). They are broadly functional structures of limited or no architectural interest. Barn E has some modest interest for its pre-cast concrete frame. Barn F is distinctive for its unusual use of redundant lamp posts as part of the roof structure. Barn G is a Dutch-barn type structure of no interest. Barns H, I and J are similarly of no architectural interest.
- 5.27 It was evident during the Site walkover with Historic England on 13th November 2025 that the barn complex had deteriorated further since last inspected in 2022. It is evident that Historic Building Recording to at least Historic England Level II Standard) will be required prior to any development related change takes place to the barns complex.
- 5.28 The immediate setting of the barns includes each other and the immediately surrounding farmstead context, which includes Great House Farmhouse as a key element of the setting and significance of

Barns A - C. As part of this close setting, it is possible to appreciate the former agricultural uses of the barns and farmstead and gain a limited insight into the farm's layout (recognising that much of the original farmstead was demolished during the second half of the twentieth century). The wider setting of the barns includes fields of pasture to the north and south, which contribute positively to the significance of Barns A - C as former farmland attached to the farm. To the east is the Broadacres residential scheme, which limits any sense of rural isolation and now provides an edge of settlement character to the location.

5.29 Historically the barns formed a secondary and broadly later group of outbuildings, with the principal original group located in closer proximity to the farmhouse. By the mid-1990s this earlier group of outbuildings was demolished and the extent of the present-day domestic gardens of the farmhouse became established. As a result of these demolition works, the secondary group of barns became the new focus of the farmstead, but it should be noted that, aside from three of the structures (Barns A – C, see Appendix B for barn labels), the barns are broadly late twentieth or early twenty-first century in date and provide limited insight into the historic farmstead layout.

5.30 The 2026 proposal is mindful of the group value of the barns complex, referred to in 2022 as Orchard Barns, which forms an associated agricultural complex to the listed building.

5.31 These outbuildings vary widely in terms of their individual interest and contribution they make (or otherwise) to the setting or significance of the principal listed building.

- Barn A (see Appendix B for barn labels) makes a very positive contribution as a historic building of some architectural and historic interest in its own right.
- Barns B and C make a more modest contribution by virtue of their agricultural character, forming an inter-connected range with Barn A.
- Barns D - J are all late twentieth or early twenty-first century in date; whilst they reinforce the agricultural character of the farmstead, they are largely modern functional structures of no interest in their own right and make no more than a marginal contribution to the setting of Great House Farmhouse, indicating its former use as part of an active farm. The concrete block constructed Barn D is aesthetically poor and impinges on key views westwards along the access track towards the principal elevation of Great House Farmhouse.
- Barns E - G are broadly neutral features with respect to Great House Farmhouse.
- Barns H, I and J have a notably negative effect for their large scale and the way in which they block views of the listed building, particularly in northward views from the Downs Link.

5.32 Historic England in their advice letter on the 2026 proposal noted that the approach to the Barns is less harmful than the previous proposal because it now includes:

- *Removal of the allotments.*
- *Retaining the land between Great House Farm and College Farm as open space.*
- *Redesigning the parcels to the north-east of the farmhouse to provide an enlarged green open space and to safeguard key views.*
- *Creating a more informal arrangement for the proposed new barns that better reflects the historic layout.*

5.33 The letter notes also:

'Historic England has produced Good Practice Advice Note 3: 'The Setting of Heritage Assets', which provides a framework to help assess the impacts of development within the setting of heritage assets. It defines setting as 'the surroundings in which an asset is experienced'. This explains that impacts on heritage significance might result from changes to, among other things, visual and historic relationships, noise and activity ...

We have also prepared a series of guidance documents relating to Traditional Farmsteads that includes Farmstead Assessment Framework; Historic Farmsteads: Preliminary Character Statement - South East region; South East Farmsteads Character Statement and Adapting Traditional Buildings - Best Practice Guidelines for Adaptive Reuse.

We advise that the layout of the proposed orchard barn area should reflect historic mapping and the design and character of new buildings in this character area should reflect the advice in the above farmstead guidance.'

- 5.34 This advice has been applied to the 2026 Masterplan proposals, and the Barns complex has been redesigned. The unsightly modern barn will be removed, and the Barns area will include the reuse and re-provision of existing barn type buildings near to Great House Farm. Minor adjustments to the new barn building have been designed so it no longer forms a formal courtyard but echoes the more authentic cluster of barn buildings that currently exists, in line with Historic England's advice (Appendix C). The proposed orchard to the northeast of the Barns will also be designed to form a more natural cluster of trees for screening and to echo the more authentic nature of planting across the Site, as scattered assarts set within open fields.
- 5.35 The main aims for material that will be used within this area will be to reflect on the particular sensitivities and materiality of the area, including the one of Great House Farm, and complement with materials that may include:
- Natural timber claddings.
 - Stone or timber gabled façades.
 - Natural and earthy materials on ground.
 - Buildings that are submissive to their natural green environment.
 - Modern materials like glass or metal frames which are less dominant.
- 5.36 More widely still, the extended setting of Great House Farmhouse includes the surrounding fieldscape to the north, west and south, as also highlighted in the advice from Historic England and Horsham District Council (see Parameter Plans).
- 5.37 Parts of the surrounding undeveloped land around Great House Farmhouse comprise a relict medieval landscape (fully detailed in the Archaeological Desk Based Assessment by RPS 2026).
- 5.38 This land is now experienced directly alongside the Broadacres residential scheme to the east, which provides an edge of settlement character to this location. To the northwest, Courtland Wood makes a positive contribution to the setting of the farmhouse, as an area of ancient woodland.
- 5.39 To the south of Great House Farmhouse, separated by a large field of pasture, is the Downs Link. This disused railway line is now used as an important thoroughfare for pedestrians, cyclists and horse riders; it is an attractive route, heavily framed by verdant greenery as part of the wider rural surroundings. As a much later landscape feature, however, the former railway line provides minimal insight into the significance of Great House Farmhouse itself as part of its setting. Industrial heritage content.
- 5.40 There is a network of public rights of way (PROW) across the land surrounding Great House Farmhouse and running through the former farmstead. The Downs Link is the most prominent of these routes, from where there is a key direct view northwards towards the listed building (Figure 16). From this position there is an uninterrupted view which allows an appreciation of the architectural and historic interest of the property. Moving eastwards from this point, the modern barns restrict views towards the listed building; whilst viewing the former farmhouse in conjunction with the barns reveals something about its historic use, the detail of the listed building's architecture becomes blocked in these views.

- 5.41 By comparison, moving westwards along the Downs Link views of Great House Farmhouse become lost almost entirely, due to the density and maturity of the surrounding landscape and hedgerows. From the public rights of way further to the northwest and north, in the vicinity of Courtland Wood, views towards Great House Farmhouse are restricted by its mature garden boundary planting, which prevent any real sense of kinetic views moving through the wider surroundings in this direction (Figure 18). The only experience a viewer has of the listed building from these public footpaths to the northwest and north comprises the odd glimpse of the roof, providing little insight into its special interest. The clearest series of kinetic views are experienced from the main driveway to the farmstead, accessed from Chessall Avenue, whereby the viewer moves past the group of barns and the full elevation of Great House Farmhouse, its gardens and associated ponds are gradually revealed.
- 5.42 There is a historic relationship between Great House Farmhouse and College Farmhouse, to the southeast, with both farms being built on land formerly associated with Sele Priory. This historic relationship contributes to the setting and significance of Great House Farmhouse, but this association is now best appreciated with reference to historic mapping and documentation, rather than through any experience on-site.
- 5.43 As a whole, the setting of Great House Farmhouse contributes to its special interest in varying degrees. Its immediate setting, comprising domestic gardens, provides attractive verdant surroundings to the listed building within which it is possible to appreciate the building's architectural interest in detail. It is only with reference to the group of barns within its mid-distance setting to the southeast, however, that the historic use of the property as a farmhouse becomes readily appreciable. These barns make varying contributions to the setting and significance of the listed building. Barn A retains historic and architectural interest in its own right as a historic element of the original farmstead. Whilst much altered, Barns B and C maintain an attractive agricultural character within the setting of the listed building. Barns D-J are all modern in date and functional in appearance; Barns D, H, I and J all restrict key views towards the farmhouse and represent negative features within its setting. More broadly the surrounding network of fields experienced alongside Great House Farmhouse (comprising the Site) provide a visual sense of rurality, which makes a positive contribution to the setting and special interest of the listed building as part of its former farmland. The sense of rurality is now limited, however, by the Broadacres residential scheme to the east, which provides an edge of settlement character to the location.

Old Lodge to the North East of Christ's Hospital, Grade II (NHLE reference: 1027033)

- 5.44 This lodge building dates from the mid-nineteenth century and pre-dates Christ's Hospital School, the lodge of which is located immediately opposite (also listed at Grade II). The stone-built lodge is single storey in height, with two windows arranged symmetrically around the central entrance with gabled hood (Figure 23). The windows are casements with stone mullions and transoms. The roof is hipped of Horsham Stone slabs. There is a later extension to the rear.
- 5.45 The heritage significance of this listed building relates most directly to its fabric, as an attractive example of its building typology, constructed using local materials. It derives historic interest for information it reveals about the historic pattern of local settlement.
- 5.46 The lodge is prominently experienced at the junction of Two Mile Ash Road and Christ's Hospital Road, as well as the driveway for Christ's Hospital School. The drop in topography in this location gives the junction a somewhat enclosed character, experienced alongside verdant surroundings, with limited long-distance views in any direction.
- 5.47 The Site boundary is located to the immediate east of this listed building, with a field of pasture lying adjacent to the road. The rising topography eastwards is such that wider views into the Site are restricted but the mature boundary planting and verdant character of this particular part of the Site contributes positively to the setting of the lodge, maintaining a sense of its historic rural context.

East Lodge and Gateway, Christ's Hospital School, Grade II (NHLE reference: 1462525)

- 5.48 This lodge building dates from c.1905, built by Sir Aston Webb and Edward Ingress Bell for Christ's Hospital School. It comprises a two-storey red brick structure banded with stone, with roughcast sections to the first floor and ashlar dressings of Portland and Bath stone (Figure 24). The building has an octagonal plan with a double-height projecting bay to the western elevation, which contains the entrance porch (and original door). Short elevations of the octagonal structure are capped with triangular stone pediments and obelisk finials. The pyramidal roof is tiled, rising to a tall square chimney. The stone-mullioned windows contain metal-framed casements with leaded lights. The statutory list description refers to the interiors as having been modernised, but describes various remaining features of interest, including the stair, doorcases, skirtings, moulded window-cills and idiosyncratic plan and room shapes.
- 5.49 The adjacent gate piers and gates are earlier (c.1832-6), designed by John Shaw or John Shaw Junior and have been re-sited from the old school's Newgate Street entrance in the City of London. The Portland stone gate piers with Bath stone capitals and iron gates survive as an ensemble together with their lanterns, and the c.1905 flanking walls.
- 5.50 The lodge derives a large part of its heritage significance from its architectural interest, as an accomplished work by a notable architectural practice surviving in an almost unaltered state (externally at least). It derives further interest from its association with the historic school of Christ's Hospital, as a key building marking the entrance to the wider estate and its Elizabethan-style architecture is a direct reference to the school's long history. The earlier gate piers have their own distinct architectural interest, richly carved with sculptural motifs referring to the school and its history, most notably the figures of scholars in their distinctive uniform. The statutory list description states that the listed building has group value with the Grade II* listed buildings of the school, also by Webb and Bell, as well as from nearby surviving historic buildings, including the East Lodge, a barn to the west and Sluetts to the south (all Grade II listed).
- 5.51 The lodge, gate piers and gates prominently denote the entrance to Christ's Hospital School and are experienced at the junction of Two Mile Ash Road and Christ's Hospital Road, opposite the old lodge (also listed at Grade II). The drop in topography in this location gives the junction a somewhat enclosed character, experienced alongside verdant surroundings, with limited long-distance views in any direction.
- 5.52 The Site boundary is to the immediate east of this listed building, with a field of pasture lying adjacent to the road. The rising topography eastwards is such that wider views into the Site are restricted but the mature boundary planting and verdant character of this particular part of the Site contributes positively to the setting of the listed building.

Dining Hall and Water Tower to North, School to South, Colonnaded Wings to East and West (Chapel in West Wing) Forming a Quadrangle, and 8 H Shaped Blocks (4 on each side of Dining Hall) at Christ's Hospital, Grade II* (NHLE reference: 1027034) and Arts Centre and Music School at Christ's Hospital, Grade II* (NHLE reference: 1247243)

- 5.53 Christ's Hospital was founded by Edward VI in 1553 in the City of London, but the original buildings were largely destroyed by the Great Fire of London. Children were temporarily accommodated at a boarding school in Hertfordshire whilst the London school was rebuilt, which was completed in 1705 with the involvement of Sir Christopher Wren. In the late nineteenth century, the London site was deemed to be cramped and unhealthy, and a more spacious rural site was sought. In 1902 all male students were transferred to the new school in the present-day location (the Hertfordshire school became a girls' only arm of the school before it closed in 1985 and all girls were transferred to the present-day Site as well).

- 5.54 The overall plan and principal buildings of the present school were designed by Aston Webb and Edward Ingress Bell, who won the competition for the work in 1894. The main school buildings were constructed between 1897 and 1904, designed in a free Tudor style which included some fabric brought from the London school. The main buildings consist of 8 blocks on the north arranged in a slight convex curve, and a quadrangle in the centre. Each block is three storeys high and H-shaped, containing two boarding-houses. There are gables to the projecting wings of each block and in the centre of all three sides of the courtyards which they form. To the north of the quadrangle is the Dining Hall, with the Big School to the south and colonnaded wings on each side, of which the west one contains the Chapel. Behind the Dining Hall on the north is the tall Water Tower. On the south side of the Big School, Wren's portico from the old school in Newgate Street, London was re-erected as part of the building.
- 5.55 The Arts Centre and Music School at Christ's Hospital was built in 1972-4 to the designs of Bill Howell of Howell, Killick, Partridge and Amis, incorporating earlier band room and practice rooms of 1908 by Aston Webb. It comprises a recital room, band room and rehearsal rooms, as well as a theatre with foyer and ancillary accommodation. The building also includes a library and nine classrooms.
- 5.56 Both listed buildings are listed at Grade II*, distinguishing them as buildings of 'more than special architectural interest'. Both buildings are related to a school of great historic interest, in the case of the Dining Hall actually accommodating historic fabric from its predecessor buildings in London. Each listed building also retains a high level of individual interest for the exceptional quality of their very different architectural designs and associations with prominent architectural practices. The theatre has particular further interest for its influence in the evolution of theatre design as the first courtyard theatre in England.
- 5.57 The respective settings of the listed buildings include most immediately the extensive school campus and grounds which surround them. Each building contributes to the setting of one another for what they reveal about the development of the school through the twentieth century and the exemplary architectural standards they both maintain.
- 5.58 The Site is located to the east of the school, to the east of Two Mile Ash Road. There are few direct views into the Site from within the campus, owing to the slight rise in topography eastwards towards the road, but the tops of trees within the Site remain visible on the horizon from within the grounds of Christ's Hospital School and contribute to the verdant character of the school's surroundings.
- 5.59 The 2026 proposal removes large areas of development from the western edge of the Site and opens up views' northwest to the School. The impact of development is far reduced from the 2022 proposal which had development parcels along the western extent of the Site (see Masterplan)

Sluetts, Christ's Hospital, Grade II (NHLE reference: 1027035)

- 5.60 This listed building (also known as Field End Cottage) comprises two elements, an earlier timber framed property dating in origin from the sixteenth century and a nineteenth century brick addition to the north, both of which are two storeys in height (Figure 25). The timber framed element of the building has exposed framing, with diagonal braces to the first floor and painted brick infill. The tiled roof runs continuously across both sections of the building and has end stacks. The fenestration comprises casement windows.
- 5.61 Sluetts derives architectural interest from its fabric, particularly for the timber framed element which is of considerable age and quality as an example of the local vernacular style. It has further interest for the way in which it illustrates the historic pattern of local settlement.
- 5.62 The setting of the listed building is most directly derived from its domestic gardens, within which it is most immediately experienced. The mature boundary planting to the road limits views of the building, aside from along the driveway. Some mid-distance views can be experienced from further to the

south, looking back along Two Mile Ash Road towards the side elevation (Figure 26). To the east is a dairy farm, with an access road to the north of the listed building.

- 5.63 The Site boundary wraps around the garden boundary of Sluetts. The existing rural character of the fields within the Site contributes positively to the setting of the listed building, revealing insight into its historic agricultural surroundings. The verdant environs of Two Mile Ash Road to the west of the listed building also contribute positively to the listed building, emphasising its rural location. The dairy farm and its environs are not of interest as part of the listed building's setting.
- 5.64 The 2026 proposal moves built development away from the east of Sluetts/Field End Cottage with only open fields bounding the property to the east (see Masterplan).

Lanaways Farmhouse, Christ's Hospital, Grade II (NHLE reference: 1027036) and Lanaways Barn, Grade II (NHLE reference: 1119726)

- 5.65 Lanaways Farmhouse is believed to date from the seventeenth century, according to the statutory listing description. It is two storeys in height with a three-bay front elevation, which includes a nineteenth century gabled porch.
- 5.66 Lanaways Barn, now in separate residential use, also probably dates from the seventeenth century, with a nineteenth century shelter-shed attached. The barn has a timber frame construction with late twentieth century weatherboarding to the exterior. The building is three bays in length with central opposing cart-entries. The four-bay shelter-shed is attached to the west end. Internally the barn is understood to have a well-preserved timber frame.
- 5.67 The heritage significance of Lanaways Farmhouse and Lanaways Barn is derived from the architectural interest, age and quality of their fabric. Lanaways Barn has interest as a purpose-built agricultural building. Its conversion to residential use has impacted upon the way in which this element of its significance can now be appreciated in some degree, despite the sensitive manner of the conversion. The statutory listing description for Lanaways Barn suggests that it was partly listed for its group value, presumably relating to Lanaways Farmhouse (although not specified). Both have historic interest for the way in which they illustrate the historic appearance of the farmstead and more widely how they provide insight into the historic pattern of settlement in the local area.
- 5.68 The two listed buildings are experienced most directly in relation to one another, as surviving elements of a historic farmstead now subdivided into residential uses. In this way the immediate settings of the listed buildings contribute positively to their heritage significance and the ability to understand their shared history. More widely they are both experienced from Two Mile Ash Road and from the public footpath to the south (Figure 27), from where they are experienced as part of verdant rural surroundings, with mid distance views eastwards towards the outer edges of Southwater.
- 5.69 The Site boundary wraps around the grounds of Lanaways Farmhouse and Lanaways Barn. The adjacent fields contribute positively to the listed buildings' settings for the way in which it provides insight into their historic context, albeit now experienced in conjunction with mid distance views towards the outskirts of Southwater.
- 5.70 The 2026 proposal sees a significant drop in the quantum of development in the Lanaways area with mainly sports pitches to the east of the listed buildings (see Masterplan).

Bodimans, Christ's Hospital, Grade II (NHLE reference: 1354171)

- 5.71 The statutory list description for Bodimans suggests that this building dates from the seventeenth century but may have earlier origins. It is a two-storey building of red brick, with steeply pitched Horsham Stone slab roof and prominent brick stacks (Figure 28). The windows are casements.

- 5.72 Bodimans derives its special interest from the architectural and historic interest of its fabric, as a good quality example of the local vernacular of some considerable age, built using local materials. It has further interest for the way in which it illustrates the historic pattern of local settlement.
- 5.73 The listed building's setting comprises its domestic grounds and driveway most immediately, with the driveway flanked by agricultural fields. The set-back position from the road allows for appreciation of the house surrounded by the fields of pasture in the foreground from Two Mile Ash Road. In views from the public footpath to the north the house is experienced alongside arable fields, glimpsed through the mature hedgerows. The field boundaries include a range of mature trees of considerable stature.
- 5.74 The Site originally wrapped around the driveway and garden boundary of Bodimans. The new 2026 proposal removes this feeling of enclosure entirely and leaves the property surrounded by open fields in all directions. A significant reduction in harm to setting from the original proposal put forward in 2022 (Figure 2 and Masterplan).
- 5.75 The existing rural character of the Site, the field boundaries contained within it and marking its edge, contribute positively to the setting of the listed building, providing insight into its historic agricultural context. The verdant environs of Two Mile Ash Road to the west of the listed building also contribute positively to the listed building's significance, emphasising its historic rural location. More widely the building is experienced with mid-distance views towards the developed edge of Southwater.

Sayers Farmhouse, Christ's Hospital, Grade II (NHLE reference: 1027037) and Barn to North West of Sayers Farmhouse, Christ's Hospital (NHLE reference: 1027038)

- 5.76 Sayers Farmhouse and its associated barn both date from the eighteenth century. Neither is visible in detail from publicly accessible locations (Figure 29) and so the statutory list description is referred to for assessment. The farmhouse is described as being two storeys in height, of three bays. The ground floor is red brick with grey headers, and the upper floor is clad with weatherboarding. The roof is hipped of Horsham Stone slabs. The windows are casements. The barn is described as being faced with weatherboarding, with a hipped tiled roof.
- 5.77 Both the farmhouse and the barn appear to derive heritage significance from the age and interest of their fabric and for their group value as part of a historic farmstead. They have historic interest for the way in which they illustrate the dispersed pattern of settlement along Two Mile Ash Road.
- 5.78 With regard to their immediate settings, the farmhouse and barn each contribute to one another's significance, revealing insight into their shared historic agricultural uses and associations.
- 5.79 The Site originally wrapped around the grounds of Sayers Farmhouse and Barn enclosing the listed buildings to the north, east and south. The new 2026 proposal removes this feeling of enclosure entirely and leaves the property surrounded by open fields in all directions. A significant reduction in harm to setting from the original proposal put forward in 2022 (Figure 2 and Masterplan).
- 5.80 The Site wraps around the house but is broadly set back from the listed buildings themselves, owing to the generous size of the private grounds and adjacent paddocks. The existing rural character of the Site contributes positively to the setting of the listed buildings, revealing insight into their historic agricultural context. The verdant environs of Two Mile Ash Road to the west of the listed buildings also contribute positively to the listed buildings' significance, emphasising their rural location, albeit now experienced with longer distance views towards the developed edge of Southwater.

Swains, Grade II (NHLE reference: 1027064)

- 5.81 Swains broadly dates from the seventeenth century, although may contain earlier fabric. It is set back from Marlpost Road, accessed via a driveway (Figure 30). It is an attractive two storey timber framed property (with attic) with plaster and some red brick infilling. The north elevation has close

studding to the first floor with a gable rising above. The ground floor appears to have been rebuilt in brick. The roof is tiled. The fenestration comprises casement windows.

- 5.82 Swains derives architectural interest from its fabric, particularly for the timber framed element which is of considerable age and quality as an example of the local vernacular. It has further interest for the way in which it illustrates the historic pattern of local settlement.
- 5.83 The verdant environs of Marlpost Road to the west of the listed building and pastoral fields to the north, east and south contribute positively to the significance of Swains, emphasising its historic rural context.
- 5.84 The Site boundary is stepped away from the listed building and its grounds, with the boundary running broadly along the northern edge of the Downs Link before dropping further south to include a small section to the south of the pathway. This parcel to the south of the Downs Link is located to the northeast of Swains but is visually separated from it by surrounding woodland. The existing rural character of the Site contributes positively to the wider setting of Swains, revealing insight into its historic agricultural context but the Downs Link and intervening landscape greenery broadly limits this wider appreciation from the immediate environs of the listed building. As such, any contribution made by the Site to the way in which the setting and special interest of Swains is experienced and understood is minor, to the point of being negligible.
- 5.85 The 2026 proposal has removed all development south of Downs Link, allowing Swains to remain in its authentic landscape setting (see Masterplan and Figure 2).

Marlpost Farmhouse, Grade II (NHLE reference: 1193394) and Barn to North West of Marlpost Farmhouse, Grade II (NHLE reference: 1354146)

- 5.86 These listed buildings include Marlpost Farmhouse and its associated historic barn. The farmhouse dates from the seventeenth century, although may contain earlier fabric. It is timber framed, with plaster infilling, having been re-fronted with weatherboarding to the ground floor and tile hanging to the upper floor. The roof is covered with Horsham Stone slabs, hipped to the north and gabled to the south. To the south is a massive, stepped chimney breast of brick and stone rubble. The windows are casements, with a central entrance beneath a gabled porch. The associated historic barn dates from the eighteenth century. It too displays a traditional Horsham Stone slab roof and is covered externally with weatherboarding. The building is situated at a right angle to Marlpost Road.
- 5.87 The heritage significance of Marlpost Farmhouse and its associated barn relates particularly to their historic fabric, which is of some considerable age and quality. Both buildings have interest for their use of local materials and as examples of the local vernacular. The barn retains additional interest as a purpose-built agricultural building. Both buildings have further interest for the way in which they illustrate the historic pattern of local settlement.
- 5.88 Both buildings are now experienced within domestic grounds and gardens, rather than as part of an active farmyard as they would have been appreciated historically. More widely the buildings are experienced adjacent to the rural Marlpost Road to the west (Figure 31) and a series of verdant fields to the east.
- 5.89 The Site is located to the north of these listed buildings, broadly located to the north of the Downs Link, with a small section to the south of the pathway, which is visually separated by surrounding woodland. The Site forms part of the wider verdant surroundings of the listed buildings and makes a minor positive contribution to their extended setting and interest as historic buildings associated with agricultural uses. The limited experience of the Site from the environs of the listed buildings is such that any contribution made by the Site to the way in which the setting and special interest of Marlpost Farmhouse and its associated barn is experienced and understood is minor, to the point of being negligible. The 2026 proposal will not have a negative effect on the Farmhouse or Barn (see Masterplan and Figure 2)

Holy Innocents Church, Grade II (NHLE reference:1259780)

- 5.90 The Church of Holy Innocents (Figure 32) was built in 1848-50 on land belonging to College Farm. A vestry was added in 1949. There is some confusion as to the architect, with the church's list description (written in 1995) attributing it to W. Harrison, whereas the list description entry for Southwater House (written in 2012) gives the architect as J. P. Harrison. The church is of rubble construct with ashlar dressings and tiled roof, with shingled bellcote, in the Decorated style.
- 5.91 As a Grade II listed building, Holy Innocents Church demonstrates architectural and historic interest. It derives architectural interest from its design and historic interest for the information it reveals about the spread of Southwater during the Victorian period, warranting the construction of a new church to serve the local community.
- 5.92 The church is located within a green landscaped churchyard and cemetery, set back from Church Lane. This churchyard setting forms part of its historic context and is the building's principal and most significant setting. A hedge forms the boundary to Church Lane, with mature trees spaced loosely along the boundary, allowing views to the north towards the Southwater Sports Club. To the west, beyond the churchyard boundary, is Vicarage Cottage (Grade II) and Southwater House (Grade II), with which the church forms an attractive group. To the south and southeast there is residential development, associated with the Broadacres scheme. Despite this wider development, Church Lane, from where the architectural and historic interest of the church can be most clearly experienced and understood, retains its rural character as a single lane road, flanked by established greenery.
- 5.93 The principal Site is located to the north and there is minimal intervisibility with the church. Where long distance glimpsed views may exist, they would be appreciated within the context of recent residential development as part of the Broadacres scheme. The separate parcel of land to the south of the principal Site is located to the west of the church, separated from it by Vicarage Cottage and Southwater House. This parcel of land is experienced in conjunction with the church in views from Church Lane, in which it makes a positive contribution to the setting and significance of the listed building by virtue of its mature hedge boundaries and rural appearance, providing insight into its historic context (Figure 2, Masterplan).

Vicarage Cottage, Grade II (NHLE reference: 1027059)

- 5.94 Vicarage Cottage is a two storey, seventeenth century timber frame, brick and rendered building located on Church Lane, to the west of Holy Innocents churchyard (Figure 33). It has been subject to alterations and has been enlarged; modern alterations include an addition to the west of the building, a gabled centre projection and casement windows.
- 5.95 Vicarage Cottage retains both architectural and historic significance, as a good example of a seventeenth century domestic building, with some later alterations of interest.
- 5.96 The garden setting of the cottage to the front and rear, and its verdant surroundings as part of Church Lane contribute to the building's significance. A low stone boundary wall is located to the Church Lane frontage, with some planting to the ends, though open views are available towards the Southwater Sports Club facilities on the opposite side of Church Lane, to the northeast. The cottage is otherwise experienced as part of an attractive group with Holy Innocents Church and Southwater House.
- 5.97 The principal Site is located to the north and there is minimal intervisibility with Vicarage Cottage. Where long distance glimpsed views may exist, they would be appreciated within the context of recent residential development as part of the Broadacres scheme. The separate parcel of land to the south of the principal Site is located to the immediate west of the cottage. This parcel of land is experienced in conjunction with the cottage in views from Church Lane, in which it makes a positive contribution to the setting and significance of the listed building by virtue of its mature hedge boundaries and rural appearance, providing insight into its historic context.

- 5.98 The 2026 proposal will not have an effect on Vicarage Cottage, as all significant built development is moved to the north of the Downs Link (Figure 2, Masterplan).

Southwater House, Grade II (NHLE reference: 1409948)

- 5.99 Southwater House (Figure 34) comprises a former vicarage for Holy Innocents Church, designed in 1854 by Joseph Clarke. It remained in use as a vicarage until 1968, when it became a private residence. The asymmetrically designed property is built of coursed and squared stone rubble with ashlar dressings, rising up to three storeys. The steeply pitched and tiled roof is distinguished with three stone chimneystacks.
- 5.100 Southwater House derives significance from its architectural interest, related to the Gothic style design and craftsmanship as well as good survival of the original fabric. It has historic interest for its association with the Gothic Revival architect Joseph Clarke and is a rare example of his work designing vicarages.
- 5.101 The setting of the listed building includes most immediately its private grounds and gardens, within which its architectural and historic interest can be most clearly appreciated. The stepped back location of the house from Church Lane is such that it can only be seen more widely from the west, in which only the upper storeys of the house are appreciable. Southwater House is otherwise experienced as an attractive group alongside Holy Innocents Church and Vicarage Cottage.
- 5.102 The separate parcel of land to the south of the principal Site is located to the immediate west of Southwater House. This parcel of land is experienced in conjunction with the property in views from Church Lane, in which it makes a positive contribution to the setting and significance of the listed building by virtue of its mature hedge boundaries and rural appearance, providing insight into its historic context.
- 5.103 The 2026 proposal will not have an effect on Southwater House, as all significant built development is moved to the north of the Downs Link (Figure 2, Masterplan).

College Farmhouse, Grade II (NHLE reference: 1354174)

- 5.104 College Farmhouse dates from the late sixteenth century, built on land which likely belonged to Sele Priory. It was extended soon after construction in the early seventeenth century. In the present day it is a domestic residence, with all former agricultural outbuildings demolished. The building was refurbished in the 1970s, at which point the roof cladding, weatherboarding, external doors and windows were replaced (and possibly also the staircase rebuilt).
- 5.105 The house comprises a timber framed structure, with some replacement in brick to the ground floor, which sits above a stone and brick plinth. The main range of the house is two storeys in height, with attics. The upper floor is clad in painted weatherboarding. The half-hipped roof of this range is covered with plain tiles and has a brick stack. This range is three bays wide, with the southern bay having been extended southwards, with a hipped roof structure and a small gablet to the south. There is a single storey outshut to the west with a deep catslide roof that is broadly contemporary with the main range. Subsequent additions include an early seventeenth century two storey extension of two bays to the west and a single storey brick extension to the north, dating from the nineteenth century. The main entrance to the house is via the outshut. The doors, casement windows and flat roofed dormer window are modern insertions.
- 5.106 The interior of the property was not assessed but the statutory list description refers to the high-quality exposed timber frame, timber doors, fireplaces and drop tie beam roof structure. This particular roof structure was a distinctive feature of the local vernacular building style used from c.1580 to the later seventeenth century and is an early example of its type.
- 5.107 College Farmhouse derives a considerable degree of heritage significance from its architectural interest as a well-preserved, good quality timber framed building, with a legible plan form that

illustrates the evolution of the building. The distinctive roof structure provides historic interest, for the way in which it contributes information for dating the local roof typology.

- 5.108 Up until the twenty-first century College Farmhouse stood as part of an active farmstead in some isolation to the west of Worthing Road, experienced alongside a relict early medieval landscape. In the present-day College Farmhouse is experienced most directly as a purely residential property within domestic gardens, which surround it on all sides. These grounds are enclosed by mature boundary planting, which adds a strong verdant character to these immediate surroundings.
- 5.109 In the present day it is experienced more widely as part of the Broadacres scheme, with residential streets to the north and east (Figure 35). To the south are sports pitches and to the west is an area of non-landscaped green space. The degree of change which has taken place to the setting of College Farmhouse is such that it now derives minimal significance from its mid-distance setting.
- 5.110 The Site lies to the north and west of College Farmhouse. Its boundary encompasses the area of green space to the immediate west of the listed building, but it contributes little to the setting or special interest of the house. The relict medieval landscape contained within wider parts of the Site provides some insight into the history of the local surroundings and there is some known shared ownership of the property and land within the Site during the nineteenth century. In direct visual terms, however, the majority of the Site is removed from the immediate surroundings of College Farmhouse and is not experienced as part of the listed building's surroundings.
- 5.111 The 2026 proposal will improve the visual link to College Farmhouse by removing the modern barns elements and removing all new built development between the two sites, pre-application advice sought for the intervisibility between these two historic sites to be reestablished and this has been achieved (Figure 2, Masterplan).

Pond Farmhouse, Grade II (NHLE reference: 1027041)

- 5.112 The statutory list description for Pond Farmhouse suggests that the building is seventeenth century in origin but has been restored and enlarged. It presents four windows (modern casements) along its road facing elevation, now fronted with painted brick to the ground floor and tile-hung above. The roof is covered with Horsham Stone slabs.
- 5.113 Pond Farmhouse derives its special interest from its architectural and historic interest. It has architectural interest for its fabric, which is of some considerable age and quality, providing information about how the building has evolved over the course of centuries.
- 5.114 Pond Farmhouse is located to the east of Worthing Road, set back from the thoroughfare within private and well enclosed gardens with mature boundary planting (Figure 36). This forms its immediate setting and provides a degree of separation from later surrounding development. More widely, the listed building is experienced as part of the modern built environment of Southwater, although there are some surviving historic buildings along the road as remnants of the pre-twentieth century pattern of settlement.
- 5.115 The immediate setting of Pond Farmhouse contributes to its significance, by the way in which it provides an enclosed character to the immediate surroundings, separating it from the busy thoroughfare of Worthing Road and the surrounding modern built environment. Nearby historic buildings contribute positively to the significance of Pond Farmhouse, collectively contributing to an understanding of the historic pattern of settlement prior to urban expansion during the second half of the twentieth century.
- 5.116 The Site is located to the west of Pond Farmhouse, although intervisibility between the listed building and the Site is restricted, both by the property's mature boundary planting but also by the location of buildings to the western side of the road (which sit outside of the Site boundary). The Site is experienced as part of the wider surroundings of Pond Farmhouse, as part of the kinetic experience moving along Worthing Road. It makes a modest contribution to the extended setting of the listed

building by virtue of its agricultural character, providing insight into the pre-twentieth century settlement and its environs.

5.117 The 2026 proposals will have a negligible effect on Pond Farmhouse (Figure 2, Masterplan).

Parish Heritage Assets

5.118 The Southwater Neighbourhood Plan designates local heritage assets as Parish Heritage Assets (which would be regarded as non-designated heritage assets for the purpose of a planning application). A number of Parish Heritage Assets have been identified as having potential to be affected by the proposed development of the Site. These are listed below, along with the commentary which led to their local designation (Review of Heritage Assets, Southwater Parish Council, March 2019).

- Bax Castle Public House, Two Mile Ash Road (Figures 2 and 37)
 - Age: The building was originally a fifteenth century former weaver's cottage that contained the occupant's name (Bax) when it became a public house. The building retains a historic rural setting. Stephen Dendy is the first recorded licensee in the 1881 census.
 - Archaeological interest: The structure of the building contains a number of original features.
 - Archival interest: This asset is one of the key features of the historic landscape as identified by the local Southwater History Group.
 - Landmark status: 652 responses to the parish survey confirmed that this structure is an important heritage asset. This was a large response and therefore considered demonstrably special.
 - Social and Communal Value: Part of the local identity and contributes to the collective memory.
- Pump Cottage, Worthing Road
 - Age: Believed to date back to the mid nineteenth century.
 - Rarity: Sample.
 - Aesthetic Interest: Provides a link to the past when people were dependent on water from wells.
 - Archaeological Interest: Part of the Denne Estate until it was sold in 1930, this cottage got its name as it had a hand pump in the front garden from which water could be drawn from a well. Historical building with old pump still in situ intrinsically linked to the history of the area.
 - Landmark Status: 390 respondents to the parish survey requested that this building be protected for its historic value. This level of support for it is considered to demonstrate it is special to the local community.
- The Hen and Chicken Public House, Worthing Road (Figure 38)
 - Age: The building has existed for 250 years and been a pub for 160 years.
 - Aesthetic Interest: Similar to 'Archaeological Interest'
 - Archaeological Interest: The age of this building and its mixed use qualify this asset; hence this criterion applies.
 - Archival Interest Historical texts concerning the village refer to this asset, hence this criterion applies

- Landmark Status: As proved with many historical buildings they can be dismantled and rebuilt somewhere else and look much the same, however you cannot relocate history and tradition and to that end this pub has and is very much a part of Southwater and as such should be valued as a Heritage asset.
- Social and Communal Value: Being a very old public house it satisfies this criterion
- Ye Olde Barn, Worthing Road (Figure 39)
 - Age: The age of this property is unknown but thought to date back to the eighteenth century.
 - Aesthetic Interest: It reflects local style
 - Landmark Status: 226 respondents to the Parish Survey considered this should be protected for its historic value.
- Christ's Hospital Station Goods Shed
 - Age: Built in 1902, before Christ's Hospital School was built and when the station was known as 'West Horsham Junction'. Ceased to be used in 1961 when the goods service to Christ's Hospital Station ceased.
 - Rarity: Notwithstanding that it is being internally converted to provide flats, (planning application DC/13/1412) the external façade has been largely retained which is itself irreplaceable.
 - Aesthetic Interest: The materials used, and the design clearly reveals its links to past railway infrastructure.
 - Group Value: This together with the other railway heritage assets all combine to remind the village of its once heavy dependence on the railway to ship what was produced in the village to customers outside of the parish and conversely to bring supplies into the parish.
 - Archival Interest The asset has featured in local history texts.
 - Historical Association Has historical association with other railway assets in the parish.
 - Landmark Status: 297 Parish Survey respondents were keen to see it protected for its historic value which is considered to demonstrate it is special to the local community.
- Station Cottages at Christ's Hospital Station
 - Age: Date back to the early 1900s and are an indicator of the importance placed by the railway operators on the West Horsham Junction and goods yard.
 - Rarity: Railway cottages are not rare, but the size and style of these cottages is unique to the Southwater Parish and generally unusual.
 - Aesthetic Interest: The cottages date back to a time when the mass movement of people and freight could only be achieved via the railways.
 - Group Value: There are a number of assets in the Southwater Parish which remind us of the importance of railways and these yet another example.
 - Archaeological Interest The frontage and design of these cottages is of archaeological interest.
 - Landmark Status Strong communal and historic association.

5.119 The Bax Castle Public House is located to the west of the Site, with direct rearward views into the Site and towards the edge of Courtland Wood. The rural character of the Site contributes positively to the setting and significance of this Parish Heritage Asset, providing insight into the building's historic rural context.

- 5.120 Pump Cottage, The Hen and Chicken Public House and Ye Olde Barn are all located along Worthing Road, to the east of the Site. All of these Parish Heritage Assets are experienced in close conjunction with the modern built environment of Southwater, limiting the degree to which their settings now contribute to their heritage significance. The Site contributes to their respective settings and local interest as part of the general kinetic experience moving along Worthing Road, from where there are views westwards across the agricultural fields.
- 5.121 The Christs Hospital Station Goods Shed and Station Cottages at Christs Hospital Station are both associated with the separate area of the red line boundary to the northwest of the principal Site, experienced within the environs of Christs Hospital Station. These surroundings are heavily rural in nature, although the buildings are experienced alongside the station environs, modern development along King Edward Close and earlier development along Station Road. The Site forms part of the rural surroundings but makes no specific or unique contribution to the setting of these Parish Heritage Assets, which derive much of their interest from their association with the railway (Figure 2, Masterplan).

Scoping Exercise

- 5.122 After undertaking two initial site assessments (January and February 2022) a number of built heritage assets within the 500m study radius were excluded from further detailed appraisal, based upon the significance of the heritage assets, the distance they are located from the Site and the nature of intervening landscape or townscape, which would prevent inter-visibility with the proposed development. In addition, there are no known direct historic or cultural associations between the heritage assets identified below and the Site. The following heritage assets were consequently scoped out from further detailed assessment (see Appendix B):
- The Cock Inn, Grade II (NHLE reference: 1027042)
 - Jasmine Cottage Wheelwright House, Grade II (NHLE reference: 1193754)
 - Blake's Farmhouse, Grade II (NHLE reference: 1286074)
 - Wellers Farm, Grade II (NHLE reference: 1026822)
 - Nye's Cottage, Grade II (NHLE reference: 1027073)
 - Griggs, Grade II (NHLE reference: 1027032)
 - Lawson's Farmhouse, Grade II (NHLE reference: 119369)
 - Calcot, Parish Heritage Asset
 - Old School House, Parish Heritage Asset
 - Old Post Office, Parish Heritage Asset

6 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 6.1 The 2026 Illustrative Masterplan layout and a range of Parameter Plans are submitted to support this application. This report should be read in conjunction with the submitted details that support the Outline Planning Application, which may be slightly altered by the time the application is submitted.
- 6.2 The Illustrative Masterplan demonstrates how development could be achieved within the Site in accordance with the parameter plans. These plans demonstrate that the scheme design has been heavily landscape-led, retaining highly verdant surroundings alongside the new built form.
- 6.3 The revisions to the scheme since 2022 have been very heavily landscape- and heritage-led. The 2026 proposal reduces, avoids and minimises heritage harm, through reduction of the quantum of development, by sensitive changes to the layout of residential plots and by the sympathetic design of the new tiered road systems. Additionally, the proposal includes the delivery of public and heritage benefits designed in consultation with the Council and Historic England.
- 6.4 This collaborative approach and especially advice from Historic England has reduced heritage harm to a level agreed to be below the mid-range of within the scale of the lower level of 'less than substantial harm', as required by the NPPF 2024. Additionally, the proposal also delivers a range of public benefits which further balance and ameliorate heritage harm.
- 6.5 The Description of Development is:
- 'Outline planning application, with all matters reserved (except for primary access to the highway) for a phased development comprising: the demolition of existing buildings and the construction of residential dwellings (including affordable housing) (Use Classes C2 and C3); a mixed-use neighbourhood centre (Use Classes E and F); education facilities (Use Class F1(a)); business and employment floorspace (Use Classes B2, B8 and E(g)); redevelopment of existing agricultural buildings including construction of a building for community use (Use Class F2); improvements to public rights of way; sports pitches; gypsy and traveller pitches/plots; public open space; landscaping, and associated infrastructure'.*
- 6.6 The Development Quanta is as follows, the quantum of development is balanced by a range of public benefits delivered by the scheme:
- Up to 1,000 dwellings (Use Class C3) and up to 80 specialist accommodation units (Use Class C2);
 - Neighbourhood centre, comprising commercial and community space (Use Class E and F).
 - Business/Employment Space (Use Class B2, B8, and E(g)).
 - Primary School and a Nursery.
 - Secondary School.
 - Gypsy and Traveller pitches/plots.
 - Sports pitches.
 - Public Open Space, including retained woodland, natural and semi-natural green space, amenity green space, parks and gardens, and Children and Youth Play Spaces (LAPs, LEAPs, and a NEAP);
 - Improvements to existing Public Rights of Way (PROW)
 - Redevelopment of existing barn complex, including demolition of existing modern barn structures and the retention and restoration of historic agricultural building (where possible, dependent on the results of Historic Building Recording and Analysis of Fabric) plus the erection of a structure for flexible community use (Use Class F); and
 - Primary access to the highway from Worthing Road, Two Mile Ash Road, and Chessall Avenue.
- 6.7 Further details can be found in the main application documentation. The proposals are supported with a range of parameter plans which further inform on heritage and landscape matters.

- 6.8 The land parcels of the Proposed Development would be brought forward as part of a phased construction programme.
- 6.9 The Council concluded that the previous proposal from 2022 would result in heritage harm and would be contrary to HDPF Policy 34, Policy 2.2 of the SNP, and NPPF Para 207.
- 6.10 Historic England concluded in 2022 that the former planning application “...*would result in less than substantial harm (medium to high end of the spectrum) ...*” to the nearby Grade II* Listed Great House Farmhouse. HE considered “...*this degree of harm was not considered necessary to deliver the scheme...*” and that “...*the medieval landscape setting of the farmhouse is one of the reasons given for its listing at Grade II**”.
- 6.11 Berkeley has been working since that time to revise the scheme and ameliorate harm to an acceptable level. This agreement has been reached with Historic England and is set out in the Inspector’s letter dated 8th December 2025 (Appendix C).
- 6.12 In summary the proposed changes and actions to reduce, minimise or off-set harm are listed by the description of each heritage asset in Section 5 and is summarised below. The letter from Historic England demonstrates that the harm is now reduced to within the lower levels of the scale of less than substantial harm (Appendix C):

Great House Farmhouse, Grade II*

Immediate Effects

- 6.13 The location of Great House Farmhouse, surrounded by the Site but positioned outside its boundary, is such that the listed building would not experience any physical change to its form or fabric, but would experience considerable changes arising from the Proposed Development to its mid and wider setting, some of which will be adverse in nature but also including some effects which would be regarded as beneficial.
- 6.14 It has been described in Section 5 that the setting of Great House Farmhouse includes most directly its private domestic grounds as part of its close setting, comprising generous gardens surrounded by mature planting to the western boundary and a series of ponds or moats to the east. It is from within these private grounds that the architectural interest of the listed building can be most clearly appreciated in detail. This immediate setting of Great House Farmhouse, as it relates to the property’s domestic grounds, would remain unchanged and the positive contribution that it makes to the listed building’s significance would remain undiminished.

Mid-Distance Effects

- 6.15 Beyond this immediate setting, the mid-distance setting of Great House Farmhouse includes the group of associated agricultural barns to the southeast, ranging in date from the late seventeenth/early eighteenth century to the twenty-first century. These outbuildings vary widely in terms of their individual interest and the contribution they make to the setting of the principal listed building. A number of the barns (D, H, I and J, (see Appendix B for labels) make a negative contribution to the setting of Great House Farmhouse by virtue of their scale and proximity, blocking views towards the listed building from the surrounding area and the Downs Link.
- 6.16 The Proposed Development would include the demolition of the utilitarian modern barns (Barns D – J), which offers a moderate level of enhancement to the mid-distance setting of Great House Farmhouse by creating new views towards the house from the surrounding area and new opportunities to experience and appreciate its significance. The Historic England Inspector has noted that although the modern barns are unsightly, they are at least agricultural features and offer some authenticity to the barns group as being an authentic range of agricultural buildings and linked to the Farmhouse and its primary function within an agricultural landscape (Alma Howell, *pers. comm.* December 2025). Any changes to the barns complex must maintain the agricultural feeling of the buildings and not lose this historic context and link to the farmhouse. The Historic England

Farmhouse guidance provides further advice on these matters, as noted in Section 2.58. The benefit of the demolition of Barns H, I and J would be to open up key views towards the listed building from the Downs Link. The demolition of the aesthetically poor, breezeblock constructed Barn D would enhance kinetic views of the principal elevation of Great House Farmhouse, as it becomes increasingly revealed to any viewer progressing along the access driveway from the east.

The Barns Group

- 6.17 The Proposed Development seeks to partly redevelop the group of barns as part of a distinct character area for commercial and community uses. The aspiration is that the three oldest barns (Barns A – C) would be retained, repaired and adapted as the focal point for this character area, setting the tone for new buildings in terms of character, scale, massing and materials. However, the Site inspection in November 2025 showed that the buildings had further deteriorated since first recorded in 2022 and it may no longer be possible to save these buildings, which are in an advanced stage of dilapidation. Historic Building Recording would need to be undertaken prior to any demolition or change. This parcel of the Site will be the subject of a future reserved matters application, which will be informed by relevant Historic England guidance regarding Lower Weald farmsteads and the adaptation of historic agricultural buildings, as well as pre-application discussions with the Council and Historic England as required. Heritage benefits would be accrued by providing a sustainable new use for the retained historic barns, which would assist to ensure their repair, long term use and maintenance as buildings of interest in their own right. This would additionally secure the continued positive contribution the barns make to the setting and significance of Great House Farmhouse, illustrating and providing insight into the property's past as part of a historic farmstead. Minor adjustments to the new barn building have been designed so it no longer forms a formal courtyard but echoes the more authentic cluster of barn buildings that currently exists, in line with Historic England's advice.

Wider Setting Effects

- 6.18 Beyond its immediate environs the wider existing surroundings of Great House Farmhouse to the north, west and south (including areas of the Site) are currently pastoral in character, with some areas of woodland. This wider setting provides a visual sense of rurality, which makes a positive contribution to the setting and special interest of the listed building. This is particularly the case where the land comprises part of the surviving relict medieval landscape associated with Sele Priory (fully detailed in the Archaeological Desk Based Assessment by RPS). Whilst this visual association of the building within a rural context remains appreciable, Great House Farmhouse is no longer connected to the surrounding land in a functional sense, the agricultural activity within the Site having now ceased. The listed building is additionally experienced alongside the Broadacres residential scheme to the immediate east, which provides an edge of settlement character to the location. As such, whilst the wider setting of the listed building continues to make a positive contribution to its significance, the degree of this contribution is now limited in some degree.
- 6.19 The Landscape Parameter Plan illustrates that generous areas of green open space would be retained within the setting of Great House Farmhouse to the east, northeast, northwest and southwest (see submission). New views, created by the demotion of Barns H, I and J, would be appreciable from the Downs Link across the retained green open space to the southwest. Whilst the wider development of the Site will alter the broad experience of the listed building, this key view from the Downs Link would be enhanced (via the demolition works) and allow some continued appreciation of the listed building and its historic context as a former farmhouse within rural surroundings (further informed by on-site interpretation measures).
- 6.20 The key change is complete re-design of the access road to have a farm track like nature adjacent to the Farmhouse. It will not have vehicle access but be a tertiary road for pedestrians and bicycles solely, with access to the Farmhouse. This major change is a key factor in reducing harm to the setting of the listed building and the barns complex. The Movement Parameter Plan shows the layout of road systems across the Site (see submission).

- 6.21 Development parcels are all removed or pushed back from the listed building and screening and buffer zones are designed in. The inclusion of green open space around Great House Farmhouse entirely removes the feeling of encirclement that was present in the 2022 proposal. The former farmhouse still retains some status as a focal point, although obviously no longer set in open fields to the north. Intervisibility between the house and development would be softened by proposed roadside tree planting, as well as existing trees to the northern boundary of the listed building. New built form (which would be sensitive in height, up to two storeys) is now set further back from the surroundings of Great House Farm to the north.
- 6.22 The green open space to the south of the tertiary road, to the east of the listed building, would be designed to preserve a sense of rural surroundings for the listed building, taking inspiration from the historic use of nearby fields as assarts, rather than orchards. The proposed orchard to the northeast of the Barns will be redesigned to screen Broadacres in part to the northeast and form a more natural cluster of trees to echo the more authentic nature of planting across the Site, as scattered assarts set within open fields.
- 6.23 This parcel of land to the east of Great House Farmhouse would feature in outward views from the listed building and its front garden (based on a site-assessment undertaken from just outside of the eastern garden boundary). Whilst there would be a change in character to the existing outward views, which currently overlook a field of pasture with the Broadacres scheme in the mid-distance beyond, it is considered that the proposals for a treed open space would bring some benefits in softening this transition in outward views towards the developed Broadacres site and the Masterplan development parcels.
- 6.24 Another area of green open space would be retained to the northwest of Great House Farmhouse by setting new development back from the track road (see submission). This would preserve the key visual relationship with Courtlands Wood, an area of ancient woodland which makes a positive contribution to the wider setting of the listed building as an important historic landscape feature. This provision addresses a key requirement of the Southwater Neighbourhood Plan site allocation, which requires that intervisibility between the woodland and the listed building be maintained (see submission).
- 6.25 The Movement Parameter Plan reinforces the importance of Great House Farmhouse as a key building within the Site, which is befitting for a highly graded listed building of such status (see submission). Appreciable in glimpsed views from the road, the listed building would also be well integrated with pedestrian and cycle routes within the Site, offering opportunities for users of the paths to better experience and appreciate its significance whilst supported by on-site interpretation sources. These various routes would contribute to providing a series of kinetic views of the listed building from the surrounding developed Site. As part these proposals, due consideration would be given to maintaining the privacy of any occupants at Great House Farmhouse.
- 6.26 No residential development is proposed to the south of Great House Farmhouse.
- 6.27 A larger area of lower density residential housing is proposed on land to the west of Great House Farmhouse but has been significantly moved back from the property. The Storey Heights Parameter Plan (see Application documents) indicates that this housing would be no more than two storeys in height, which would respect the scale of Great House Farmhouse to the east. At present there is limited intervisibility between these two areas, owing to the density of boundary planting encircling the grounds of the listed building. The density of the planting is such that there are very few clear views towards the listed building from the west (Figure 18) and so development within this location would not lead to the loss of any material existing experience of the listed building from this direction. To maximise these screening effects and to minimise the presence of new development from the environs of Great House Farmhouse, additional boundary planting would likely be introduced as part of a detailed future landscaping strategy, to be determined at the reserved matters stage.
- 6.28 In addition to views of new development within the surroundings of Great House Farmhouse, there would be some further effects arising from the associated noise and activity of low-density residential

parcels of development. This would introduce a change to the rural tranquillity of the existing fields, which would be an adverse effect with respect to the setting of the listed building. There would also be effects arising from the introduction of lighting, although efforts would be made to minimise these effects via a suitable lighting strategy which could be controlled via a planning condition. Removing all residential development to the south and east does significantly ameliorate the noise consideration. Also, as the access road is now moved entirely away from the Farmhouse traffic noise is significantly reduced.

- 6.29 The Proposed Development has been brought forward to respect the existing land boundaries within the surrounding fieldscape, some of which comprises a relict medieval landscape associated with Sele Priory. Historic field boundaries and hedgerows across the Site would be preserved as far as practicable, with minimal breakthroughs, to preserve the contribution they make to the wider setting of Great House Farmhouse. At present there is no on-site information about the importance of the field boundaries, but this could be addressed as part of a new interpretation strategy for the Proposed Development, enhancing a viewer's understanding of the historic landscape alongside new development.
- 6.30 In summary, whilst there would be some changes to the setting of Great House Farmhouse arising from the Proposed Development, the parameter plans demonstrate that the proposals have been brought forward to be as sympathetic to the heritage sensitivity of the land as practicable, whilst looking to meet the aspirations of the established and emerging local site allocation policies. Alongside the identified harm there would also be important enhancements to the mid-setting of Great House Farm, which would allow for improved views and better appreciation of the listed building and its significance, supported by on-site interpretation measures.
- 6.31 Even with mitigation measures embedded within the Masterplan design and whilst satisfying the local planning policy requirements, it is likely that there would remain a degree of residual harm to the setting and significance of Great House Farmhouse, relating to the introduction of development within the rural surrounding fields of the Site. It is considered that there would be no more than a below mid-level degree of residual 'less than substantial' harm in NPPF terms, i.e. within the range of the lower end of the scale of less than substantial harm as identified by Historic England (Appendix C). There would also, however, be a number of public and potentially heritage benefits and these benefits should be weighed alongside those adverse effects identified to the wider setting. The wider planning benefits of the Proposed Development are discussed in the wider planning submission.

Barns at Great House Farm, Non-Designated Heritage Assets

- 6.32 The three inter-connected barns at Great House Farm, which have been identified as a non-designated heritage asset (Barns A, B and C), would be retained as part of the Proposed Development, if their dilapidated condition allows this. Later barns of no interest would be demolished and redeveloped as part of a commercial and community focused character area, the detail of which would be agreed as part of a future reserved matters application. The benefits of this are already broadly discussed across this report.
- 6.33 The demolition of Barn D would allow for better appreciation of Barn A and its significance as the oldest building of the group, with the highest degree of architectural and historic interest in its own right. Demolition of Barns E, F and G open up views towards the range of A, B and C from the east. The demolition works would therefore create new opportunities to appreciate the interest of Barns A, B and C from the surrounding footpaths.
- 6.34 The proposed partial redevelopment of this area would offer important heritage benefits for the three largely redundant barns, through the introduction of a sustainable new use which would ensure their repair and long-term maintenance, a key objective of the current farmstead guidance.
- 6.35 Paragraph 216 of the NPPF states that 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. It is considered that the heritage benefits of securing a long-term use for the three barns of local interest offer moderate benefits to be considered alongside the medium level of harm caused to the wider surroundings.

- 6.36 Concerns about the current dilapidated condition of elements of the barns group is detailed in Sections 6.17, 6.32 and 7.9 of this report.

Listed Buildings on Two Mile Ash Road

- 6.37 Eight Grade II listed buildings and one Parish Heritage Asset are located to the eastern side of Two Mile Ash Road, including the following:

- Old Lodge to North East of Christ's Hospital, Grade II
- East Lodge and Gateway, Christ's Hospital School, Grade II
- Sluetts, Christ's Hospital, Grade II
- Lanaways Farmhouse, Christ's Hospital, Grade II
- Lanaways Barn, Grade II
- Bodimans, Christ's Hospital, Grade II
- Sayers Farmhouse, Christ's Hospital, Grade II
- Barn to North West of Sayers Farmhouse, Christ's Hospital, Grade II
- Bax Castle Public House, Non-Designated Heritage Asset

- 6.38 These built heritage assets would experience changes to their mid and wider settings as a result of the Proposed Development, some of which will be adverse in nature but also including some effects which would be regarded as benefits. Recognising the advanced stage of the emerging Local Plan and the intentions to allocate this Site, however, there appears to be a broad acceptance in principle that the heritage assets will experience a degree of change within their settings, subject to detailed design. The changes since 2022 are heritage-led and now significantly remove built development adjacent to the range of listed buildings that lie on the western side of the Site in the Two-Mile Ash Road area (see submission Masterplan and Parameter Plans). The nature of this is discussed in Section 5 above.

- 6.39 For Heritage assets around the Worthing Road, the following built heritage assets would experience changes to their settings arising from development along the eastern edge of the Site, where the Site abuts Worthing Road:

- Pond Farmhouse, Grade II
- Ye Olde Barn, Worthing Road, Non-Designated Heritage Asset
- Pump Cottage, Non-Designated Heritage Asset
- The Hen and Chicken Public House, Non-Designated Heritage Asset.

Listed Buildings on Worthing Road

- 6.40 The Land Use Parameter Plan (see main planning application) indicates the location of medium and village-type density housing along the eastern edges of the Site along Worthing Road, rising up to two and a half storeys in height. This would broadly accord with the existing built environment of Southwater, which includes more recent development associated with the Broadacres residential scheme.

- 6.41 The built heritage assets on Worthing Road have already been subjected to increased urbanisation within their mid settings (i.e. outside of their immediate grounds and gardens), as a result of

settlement expansion from the mid-twentieth century onwards. As such the presence of the Proposed Development in views along Worthing Road, in conjunction with the built heritage assets, would continue a long-established pattern of development and would not cause fundamental changes to the way in which the built heritage assets are already experienced. The inclusion of boundary landscaping (see Landscape Parameter Plan) would additionally assist to soften the appearance of new development.

- 6.42 The development of fields to the west of Worthing Road would incur a low degree of harm to the setting and significance of the built heritage assets located along the thoroughfare, arising from the loss of wider rural surroundings which once characterised their historic context. In NPPF terms, for the listed building, this would be regarded as a low level of ‘less than substantial harm’. For the non-designated heritage assets, it would be a low level of harm.

Listed Buildings on Church Lane

- 6.43 Three listed buildings, to the west of the separate parcel of the Site, to the south of Church Lane, would experience impacts of development arising from the introduction of a grassed sports pitch to the west of this group, as follows:

- **Holy Innocents Church**, Grade II
- **Vicarage Cottage**, Grade II
- **Southwater House**, Grade II

- 6.44 This discrete element of the wider Proposed Development would involve a change in character to the existing field within this land parcel, but the nature of development is such that the impacts would be limited, and the listed buildings would continue to be experienced as an attractive group within heavily verdant surroundings. The sports pitch would additionally not be an incongruous feature in this location, owing to Southwater Sports Club facilities to the north of Church Lane. As such there would be no more than a very low impact to the way in which the setting and significance of these listed buildings are experienced and appreciated, both individually and as a group. In NPPF terms this would be regarded as a low level of ‘less than substantial harm’.

Heritage Assets at Christs Hospital Station

- 6.45 The two Parish Heritage Assets at Christs Hospital Station, **Christs Hospital Station Goods Shed** and **Station Cottages at Christs Hospital Station**, are historically associated with the railway, with which they share a close spatial association and history. This setting includes the existing area of station car parking.

- 6.46 Within the discrete parcel of the Site at Christs Hospital Station, the Proposed Development comprises an expansion of existing station car parking. This would involve the replacement of part of a pastoral field, which currently forms part of the wider setting to the heritage assets. Given the nature of the heritage assets, their connection to the railway and the existing provision of station car parking already within their setting, these changes would have a minimal impact upon the way in which their significance can be appreciated and understood. Fields of pasture would also continue to be appreciable to the east, so that the heritage assets can continue to be experienced as part of wider rural surroundings. It is considered that the Proposed Development would have a very low impact upon the setting and significance of the heritage assets at Christs Hospital Station. In NPPF terms this would be regarded as a low level of harm.

Christ’s Hospital School

- 6.47 The two Grade II* listed buildings at Christ’s Hospital School (**Dining Hall and Water Tower to North, School to South, Colonnaded Wings to East and West (Chapel in West Wing) Forming a Quadrangle, and 8 H Shaped Blocks (4 on each side of Dining Hall) at Christ’s Hospital**,

Grade II* and the **Arts Centre and Music School at Christ's Hospital**, Grade II*) are experienced most directly as part of the surrounding campus, including both school buildings but also the extensive grounds and playing fields. There would be minimal direct intervisibility between developed areas of the Site and the two listed buildings, but a viewer standing on Two Mile Ash could experience both areas in conjunction with the wider surroundings. The inclusion of the landscaped buffer along the western edge of the Site and the significant reduction of residential housing by a third would ensure that these visual impacts are minimal. Any glimpsed eastward views of the playing fields of the secondary school would also not appear incongruous, alongside the extensive playing fields of Christ's Hospital School to the west of Two Mile Ash Road. As such, the Proposed Development would have no impact upon the way in which the significance of the listed buildings at the school are appreciated and understood. Their special interest would remain preserved.

Other Built Heritage Assets

6.48 The following heritage assets would not experience any impacts arising from the Proposed Development, owing to the distance at which they are located from the Site boundary, the intervening landscape and the nature of the Proposed Development (including the positioning of green open space), also taking into account the specific significance of each asset and the degree to which it derives significance from its setting (including where relevant), the Site:

- **Swains**, Grade II: located to the south of the principal Site, surrounded by fields of pasture outside of the Site which contribute to setting and significance (and which would remain unaltered), development within the Site would be screened by the Downs Link and intervening landscape.
- **Lawsons Farmhouse**, Grade II: located to the southwest of the principal Site, surrounded by fields of pasture outside of the Site which contribute to setting and significance (and which would remain unaltered), development within the Site would be screened by the Downs Link and intervening landscape.
- **Marlpot Farmhouse**, Grade II and **Barn to North West of Marlpot Farmhouse**, Grade II: located to the south of the principal Site, to the south of Bonfire Hill, enclosed by garden planting and surrounded by fields of pasture outside of the Site which contribute to setting and significance (and which would remain unaltered), development within the Site would be screened by the Downs Link and intervening landscape.
- **Bax Castle Pub**, Non-Designated Heritage Asset: located to immediate west of the Site on Two Mile Ash Road, experienced as part of a small hamlet. The fields that are located within the Site and which would be experienced alongside the public house would remain as green open space, preserving the positive contribution that they make to the setting and significance of the non-designated heritage asset. Woodland to the east would screen views across the wider developed Site.

7 CONCLUSIONS

- 7.1 This 2026 document forms a Built Heritage Assessment of Land North-West of Southwater, Horsham in support of proposed development by Berkeley Strategic Land Ltd. The Site covers an area of approximately 115 hectares, currently set out as a mix of open fieldscape and dispersed settlement (Figure 1).
- 7.2 The Site entirely surrounds (but does not include) one Grade II* listed building which is included on the statutory list as Great House Farmhouse. Within the Site there are a group of barns associated with Great House Farmhouse, three of which are considered interconnected, non-designated heritage assets but are not currently regarded as being curtilage listed. Within a 500m radius of the Site boundary there are a further twenty-three Grade II listed buildings and ten Parish Heritage Assets (non-designated heritage assets identified via the Southwater Neighbourhood Plan) (Figure 2). Two Grade II* listed buildings at Christ's Hospital School, located just beyond the study radius to the northwest, have additionally been included to ensure a fully comprehensive assessment of potential effects of development to the historic built environment.
- 7.3 The document is the result of a process of extensive pre-application engagement, multi-disciplinary teamwork, and collaborative design review. The Berkeley team have been working with the Local Planning Authority, Horsham District Council ('the Council'), and key stakeholders in an iterative process since 2022, towards the submission of an Outline Planning Application ('OPA') in 2026, for landscape and heritage-led mixed-use development of the Site. The proposal will provide a mix of homes including affordable homes.
- 7.4 Advice, guidance and feedback from of the Council, and Historic England has been carefully considered and positively implemented in the new 2026 Masterplan proposal. The Council are advised on Grade I and II* listed building matters by Historic England's Inspector of Historic Buildings and Areas - Development Advice (East and West Sussex), and their advice specifically relates to the Grade II* listed Great House Farmhouse and Dining Hall and Water Tower at Christ's Hospital School (Appendix C).
- 7.5 The heritage importance of the Grade II* listed Great House Farmhouse and its rural, medieval landscape setting is at the forefront of the design thinking for the 2026 submission; however, this does not detract from or diminish the value and significance of the other listed and locally listed buildings and structures that are equally considered here, both individually and with regard to their group value.
- 7.6 It is noted that the rural, medieval landscape setting of the Grade II* listed Great House Farmhouse and other isolated local designated heritage assets is a key feature covered by the listings, and although setting is not a heritage designation of itself it does contribute to the significance of heritage assets and forms a key part of the reasons for designation. As development will introduce built form into a previously rural greenfield site, it is evident that the proposed development does represent heritage harm, particularly with regard to the setting of these assets.
- 7.7 Based on current evidence, the assessment concludes that there are no direct physical impacts to Great House Farm and effects to its setting can be balanced by sympathetic design and a range of bespoke mitigation measures. The 2026 proposal reduces, avoids and minimises heritage harm, through reduction of the quantum of development, by sensitive changes to the layout of residential plots and by the sympathetic design of the new tiered road systems (see Parameter Plans).
- 7.8 The assessment concludes that the complex of barns and agricultural buildings located within the Site, and close to Great House Farmhouse, are utilitarian farm buildings as witnessed across many hundreds of agricultural buildings across the UK, and although closely and authentically related to the listed Farmhouse by function and date do not share the same 'special' value and significance that is experienced with the Farmhouse.

- 7.9 Additionally, the Site inspection in November 2025 showed that the fragile farm buildings had further deteriorated since first recorded in 2022 and realistically it may no longer be possible to save these buildings, which are in an advanced stage of dilapidation. Historic Building Recording would need to be undertaken prior to any demolition or change.
- 7.10 This parcel of the Site will be the subject of a future reserved matters application, which will be informed by relevant Historic England guidance regarding Lower Weald farmsteads and the adaptation of historic agricultural buildings, as well as pre-application discussions with the Council and Historic England as required.
- 7.11 Elements of the barns group have an authentic agricultural function that contributes positively to the farmhouse setting. Notwithstanding this, as a group of historic buildings they are unremarkable and do not meet all the tests that would qualify them as ‘curtilage’ listed to the Farmhouse, although they contribute positively as a group to the listed Farmhouse (Appendix B).
- 7.12 This collaborative approach and especially advice from Historic England has reduced heritage harm to a level agreed to be below the mid-range of less than substantial harm, as required by the NPPF 2024 (Appendix C). Additionally, the proposal also delivers a range of public benefits which the project team believe further balance and ameliorate heritage harm, and these will be designed in consultation with the Council, Historic England and other key stakeholders.
- 7.13 The document identifies the heritage significance of the Site and its setting, and is intended to provide a clear evidence-base to assist the Council in the decision-making process and in carrying out their statutory duties towards designated and non-designated heritage assets of built heritage significance, as well as Historic England’s statutory remit towards Grade II* listed buildings, as required by the NPPF (2024) and the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 7.14 This baseline assessment concurs with the advice of Historic England (Appendix C) and concludes, in NPPF terms, that the proposed development would result in a level of “less than substantial” harm to the setting and significance of Great House Farmhouse, Grade II* (List entry number: 1286023) that is below the mid-range, and thus within the lower range of less than substantial harm. This harm arises from the loss of rural openness and introduction of built form and infrastructure across the surrounding area.
- 7.15 A similar level of harm would also result to the significance of Barns at Great House Farm (Barns A – C), non-designated heritage assets, resulting from both physical changes to fabric and changes to setting. These effects would arise from adaptive works necessary as part of a new use, as well as the loss of rural openness and introduction of built form and infrastructure within the setting of the barns.
- 7.16 Alongside this identified harm, specific heritage benefits would be secured for Great House Farmhouse and the Barns at Great House Farm in relation to the creation of new opportunities to experience and appreciate the special interest of the listed building and its historic barns (Barns A – C). These benefits would be achieved via the demolition of large, aesthetically poor modern barns within their close settings and redevelopment as part of a repurposed community area, placing the historic buildings at the heart of a character area and returning them to a viable use. The tone for architectural scale, form and detailing would be addressed in detail as part of a future reserved matters application. In the case of the Barns at Great House Farm (Barns A – C), the securing of a long-term use for the three barns of local interest offers a heritage benefit, conserving their individual interest as well as well maintaining the positive contribution they make to the setting of Great House Farm.
- 7.17 The following listed buildings would experience a low degree of ‘less than substantial’ harm, arising from loss of rural surroundings as part of their wider settings, although their close setting would remain largely preserved:
- Old Lodge to North East of Christ's Hospital, Grade II (NHLE reference: 1027033)

- East Lodge and Gateway, Christ's Hospital School, Grade II (NHLE reference: 1462525)
- Sluetts, Christ's Hospital, Grade II (NHLE reference: 1027035)

7.18 The following listed buildings would experience a slightly higher but still below the lower level of 'less than substantial' harm, arising from the introduction of built form and infrastructure within their mid settings, ameliorated by suitable landscaping screening measures and on-site interpretation:

- Lanaways Farmhouse, Christ's Hospital, Grade II (NHLE reference: 1027036)
- Lanaways Barn, Grade II (NHLE reference: 1119726)
- Bodimans, Christ's Hospital, Grade II (NHLE reference: 1354171)
- Sayers Farmhouse, Christ's Hospital, Grade II (NHLE reference: 1027037)
- Barn to North West of Sayers Farmhouse, Christ's Hospital (NHLE reference: 1027038)

7.19 The following built heritage assets are located within the modern built environment of Southwater. The listed building would experience no more than a low level of 'less than substantial harm' and the Parish Heritage Assets would experience a low level of harm, arising from the introduction of built form and infrastructure and loss of wider rural surroundings:

- College Farmhouse, Grade II (NHLE reference: 1354174)
- Pond Farmhouse, Grade II (NHLE reference: 1027041)
- Pump Cottage, Worthing Road, Non-Designated Heritage Asset
- The Hen and Chicken Public House, Worthing Road, Non-Designated Heritage Asset
- Ye Olde Barn, Worthing Road, Non-Designated Heritage Asset

7.20 The following listed buildings would experience a low level of 'less than substantial' harm, arising from the introduction of a sports pitch (cricket pitch) within their mid settings:

- Holy Innocents Church, Grade II (NHLE reference: 1259780)
- Vicarage Cottage, Grade II (NHLE reference: 1027059)
- Southwater House, Grade II (NHLE reference: 1409948)

7.21 The following Parish Heritage Assets are located at Christ's Hospital Station, where there is an outlying parcel of the Site. They would experience a low level of harm, arising from the expansion of existing areas of station car parking across the adjacent area of rural land:

- Christ's Hospital Station Goods Shed, Non-Designated Heritage Asset
- Station Cottages at Christ's Hospital Station, Non-Designated Heritage Asset

7.22 The following listed buildings lie at the outer periphery of the study radius. They would experience negligible effects as a result of the Proposed Development and their special interest would remain preserved:

- Dining Hall and Water Tower to North, School to South, Colonnaded Wings to East and West (Chapel in West Wing) Forming a Quadrangle, and 8 H Shaped Blocks (4 on each side of Dining Hall) at Christ's Hospital, Grade II* (NHLE reference: 1027034)
- Arts Centre and Music School at Christ's Hospital, Grade II* (NHLE reference: 1247243)

7.23 The proposed development would incur a range of adverse effects, principally arising from the loss of rural openness within the mid or wider settings of the identified heritage assets to varying degrees. These impacts are partly mitigated through good design, including the strategic positioning of green open spaces and introduction of new landscaping measures in proximity to the heritage assets (see Landscape Parameter Plan), as well as through the careful arrangement of density and storey

heights of proposed built form (Density Parameter Plan and Storey Heights Parameter Plan) as well as a tiered road system that reflects the rural aesthetic of the area (see Parameter Plan).

- 7.24 The Movement Parameter Plan reinforces the importance of Great House Farmhouse as a key building within the Site, which is befitting for a highly graded listed building of such status. This listed building, along with those listed buildings located along Two Mile Ash Road, would be well integrated with pedestrian and cycle routes within the Site, offering opportunities for users of the paths to better experience and appreciate their significance, whilst supported by on-site interpretation sources. Traffic and noise effects are reduced by the new road system which in part maintains some of the tranquillity that is experienced at Great House Farmhouse.
- 7.25 Even with mitigation measures embedded within the masterplan design and whilst satisfying local planning policy requirements, it is likely that there would remain a degree of residual harm to the setting and significance of some built heritage assets, as outlined above.
- 7.26 Where less than substantial harm is identified to the above listed buildings paragraph 215 of the NPPF states:
- 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...*
- 7.27 The full range of public benefits associated with the Proposed Development are outlined in the accompanying Planning Statement by Nexus Planning.
- 7.28 Where residual harm is identified to any of the identified non-designated heritage assets listed above, paragraph 216 of the NPPF states that 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.
- 7.29 Where harmful effects of development arise to the setting and significance of built heritage assets, this harm may be further mitigated through appropriate detailed design measures as part of future reserved matters applications.
- 7.30 The 2026 Masterplan has been assessed in detail with regard to the heritage focused policies of local policy and guidance. It aims to demonstrate that the proposed development satisfies the built heritage requirements of these adopted and draft policies, whilst looking to achieve the wider strategic aspirations for this area of land in Southwater.
- 7.31 This Built Heritage Assessment relates solely to built heritage matters; archaeology is addressed elsewhere. A separate document called 'Great House Farm Barns Assessment' dated 28th January 2026 has also been prepared by RPS TT. These two reports replace all earlier iterations of Built Heritage Assessment, including a series of interim technical summaries produced since 2022.

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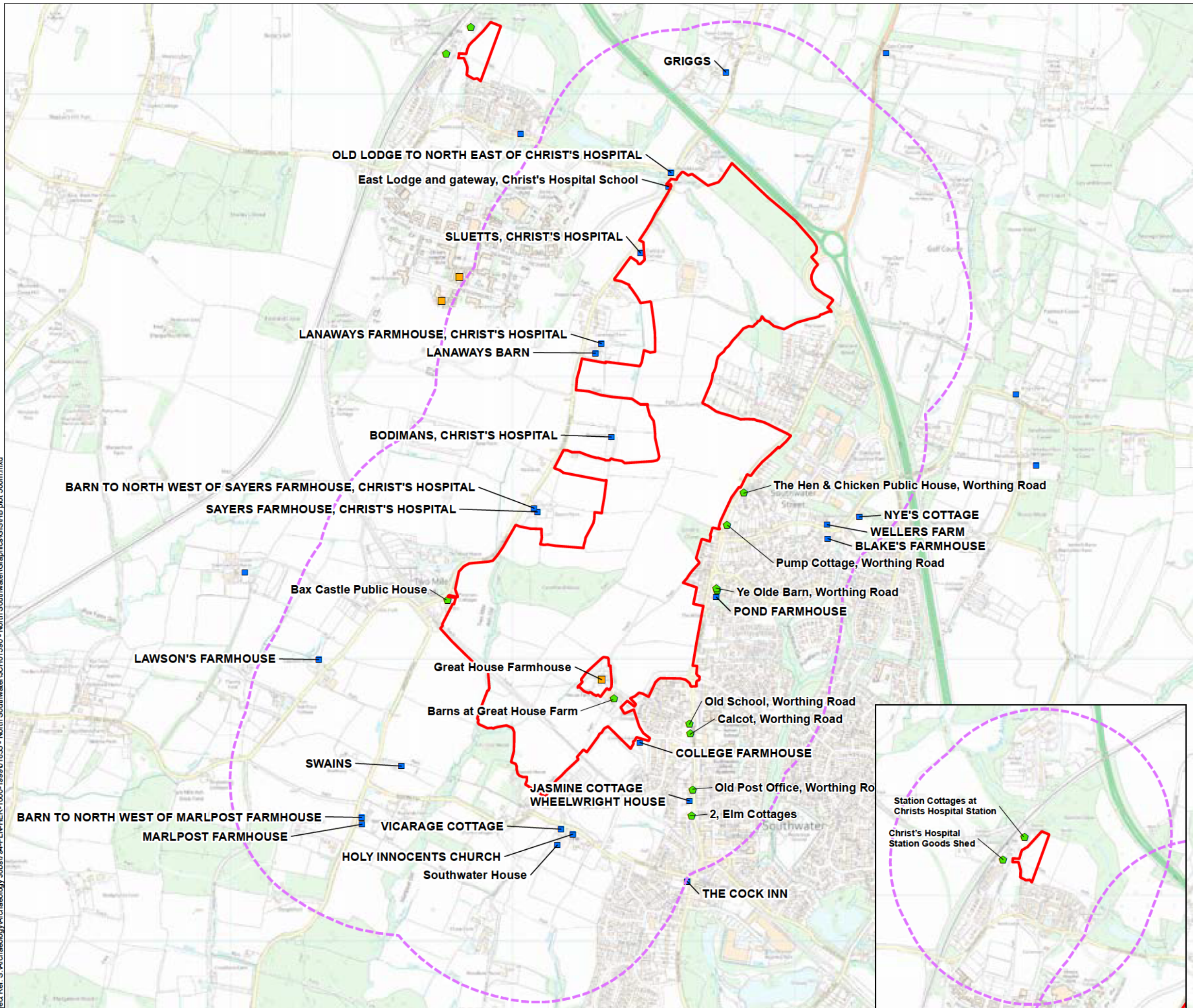
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Figures

Project Ref: S:\Archaeology\Archaeology Jobs\794.PLN-HER-1000-199901\835 - North Southwater\CH01590 - North Southwater\Graphics\GIS\HB plot 500m.mxd



Legend

- Site Boundary
- 500m search area
- Designated Heritage Assets:**
- Listed Buildings**
 - Grade II*
 - Grade II
- Non-designated Heritage Assets:**
 - Non-designated heritage assets

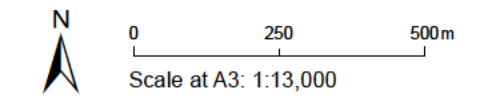
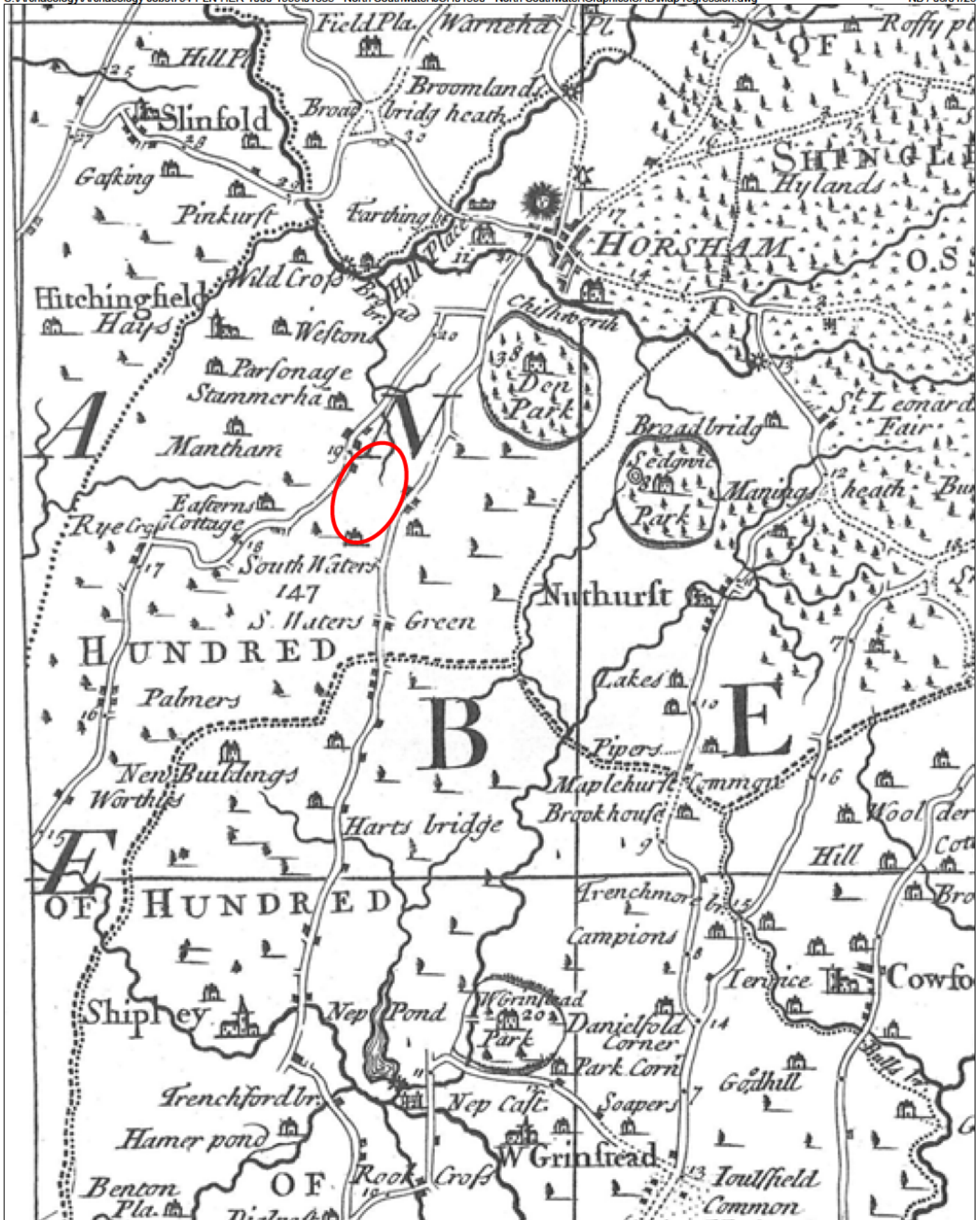


Figure 2a
Built Heritage Assets Plot - 500m search radius



Approximate site location

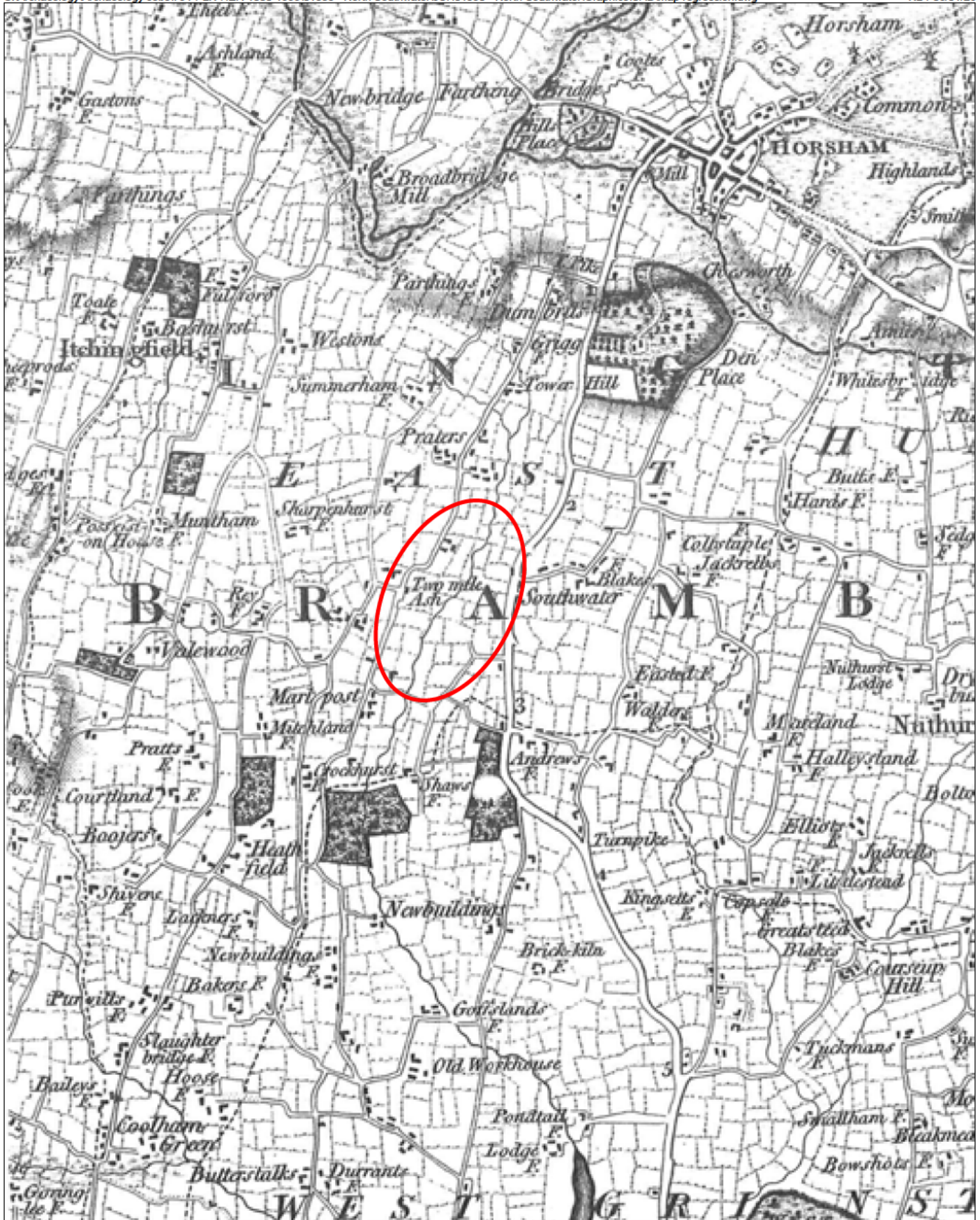



Not to Scale
Illustrative Only



Figure 3

1724 Budeen



 Approximate site location



Not to Scale
Illustrative Only



Figure 4

1795 Gardner and Gream



 Site Boundary

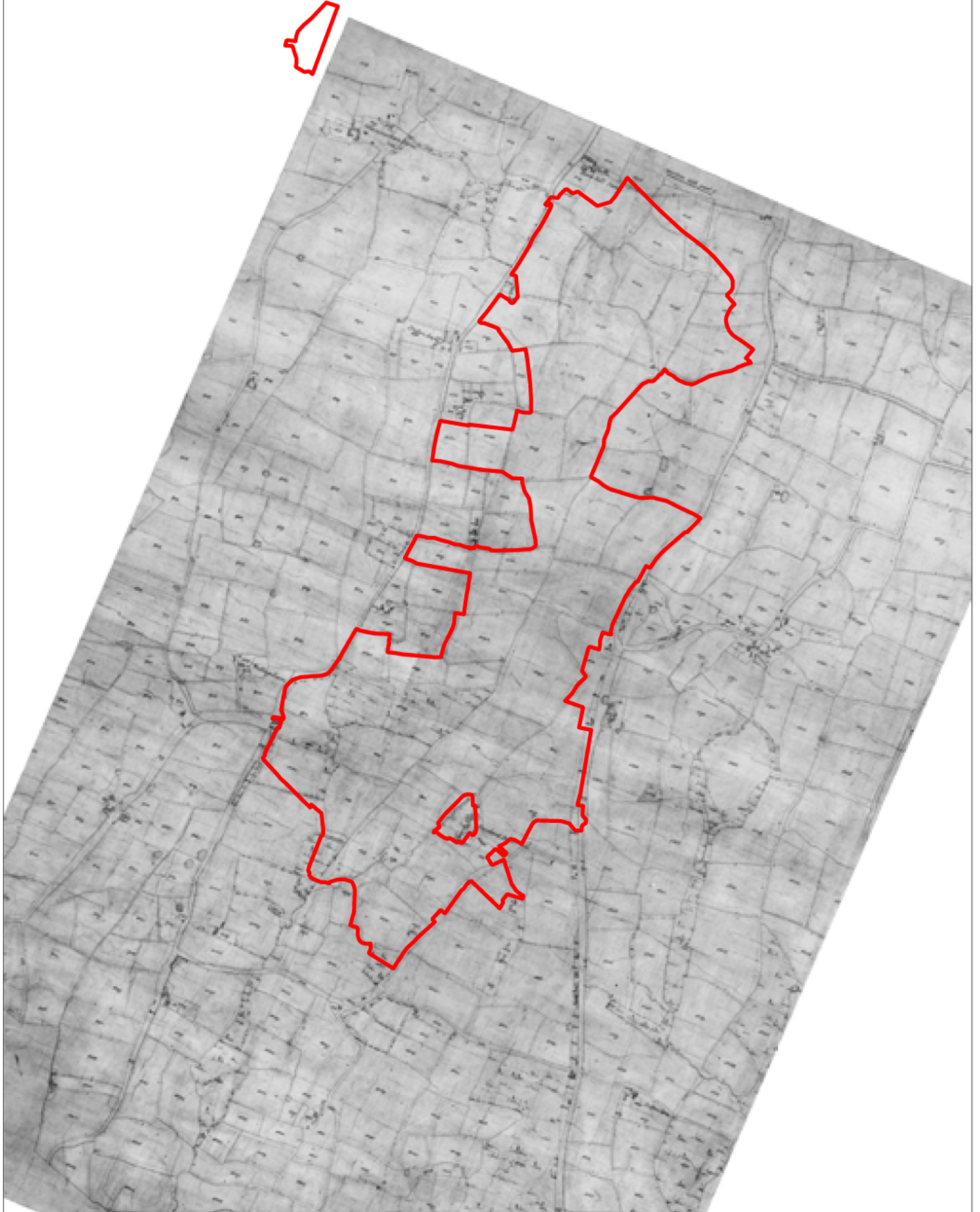


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Scale at A4: 1:15,000



Figure 5

1806 Ordnance Survey Drawing



 Site Boundary

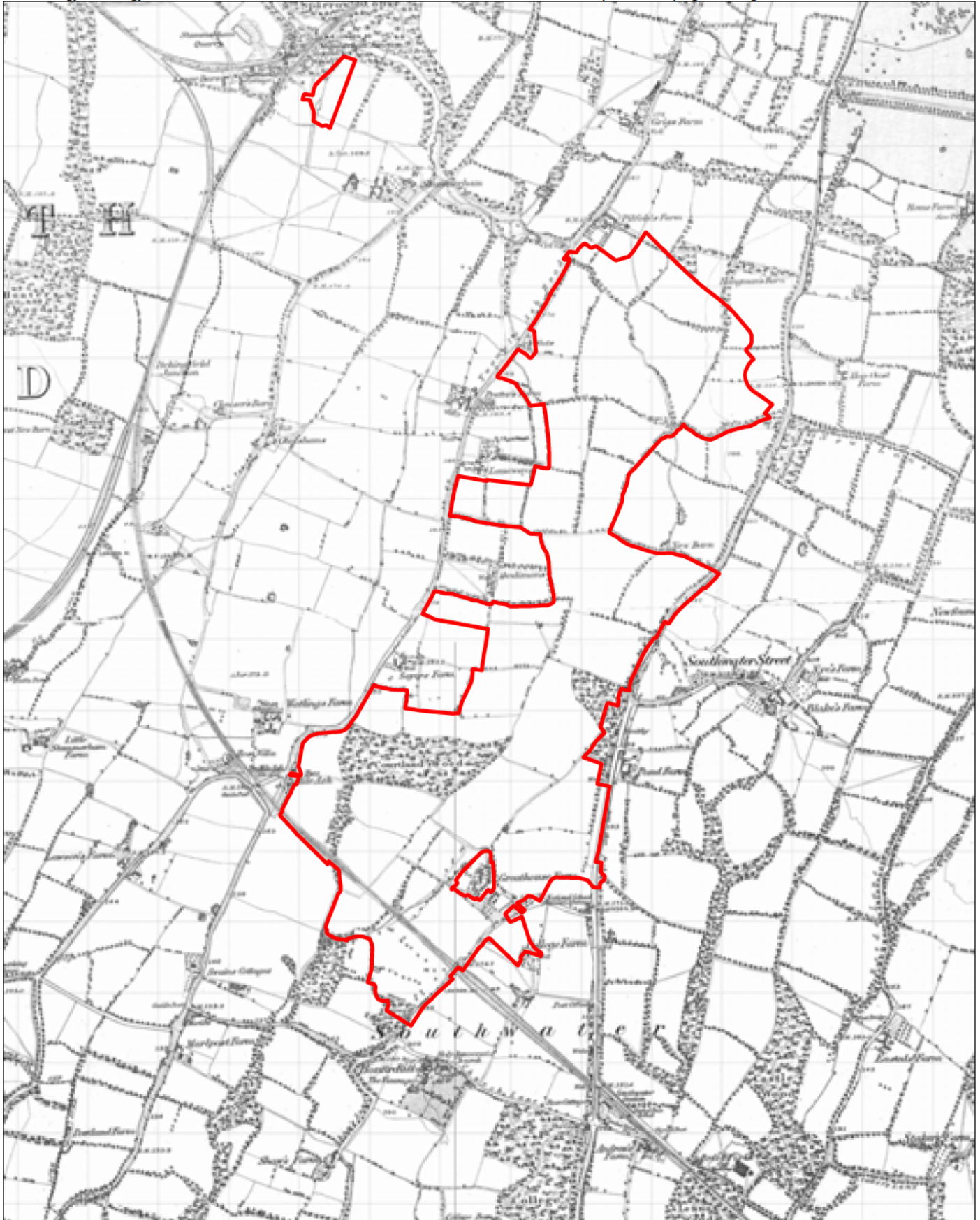


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Scale at A4: 1:15,000



Figure 6

1844 Tithe Map



 Site Boundary

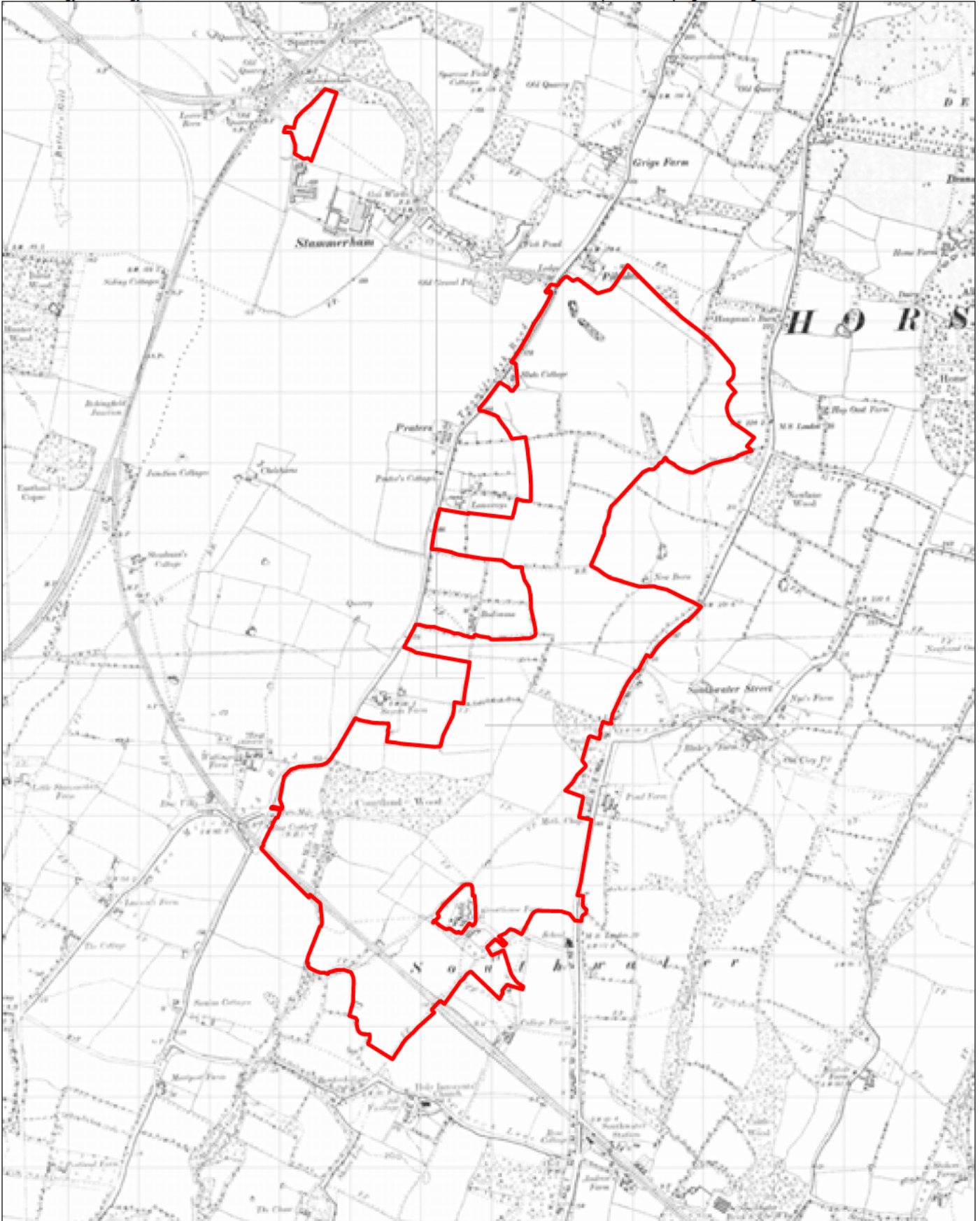


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Scale at A4: 1:15,000



Figure 7

1876 Ordnance Survey Map



 Site Boundary

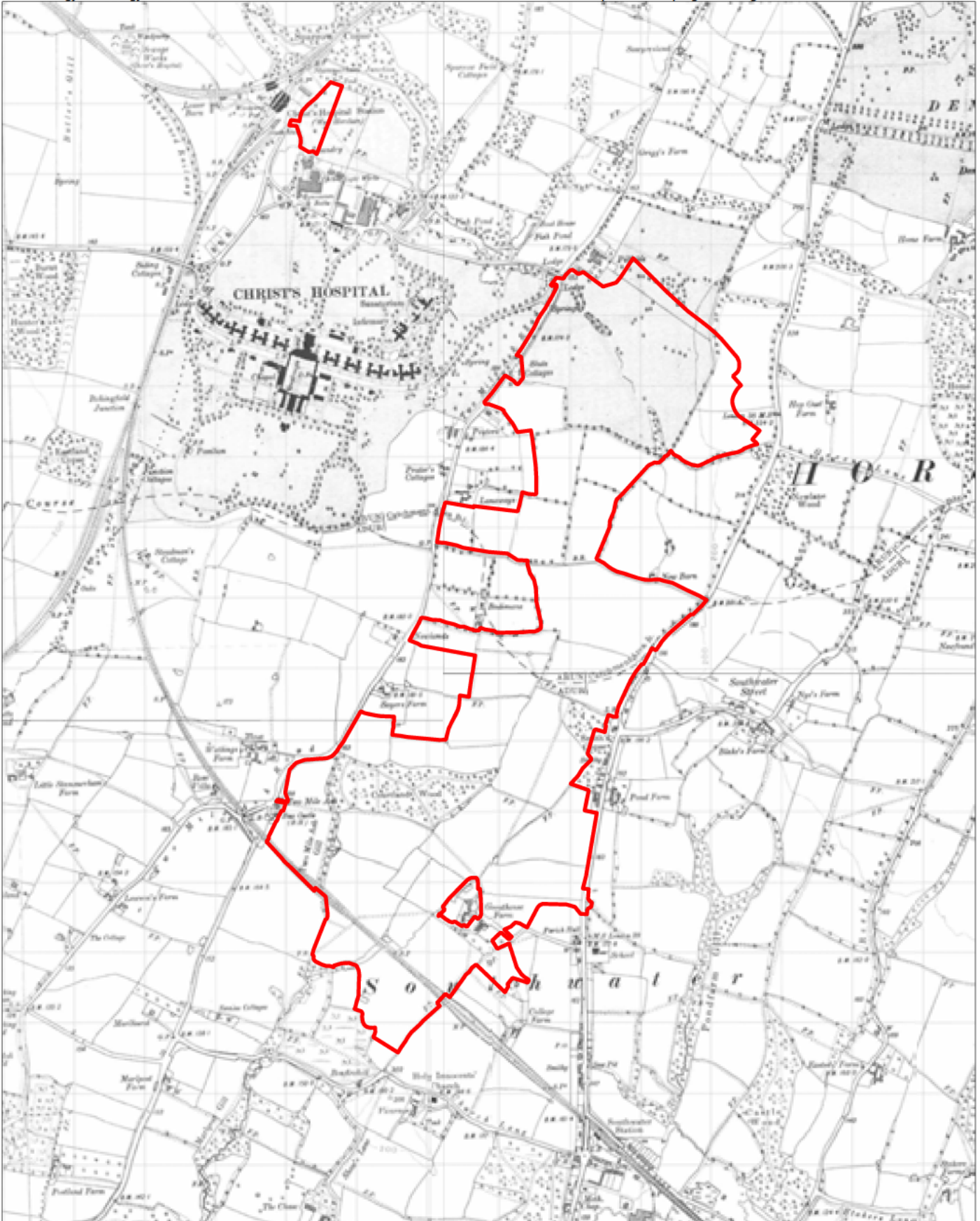


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Scale at A4: 1:15,000



Figure 8

1896 Ordnance Survey Map



 Site Boundary

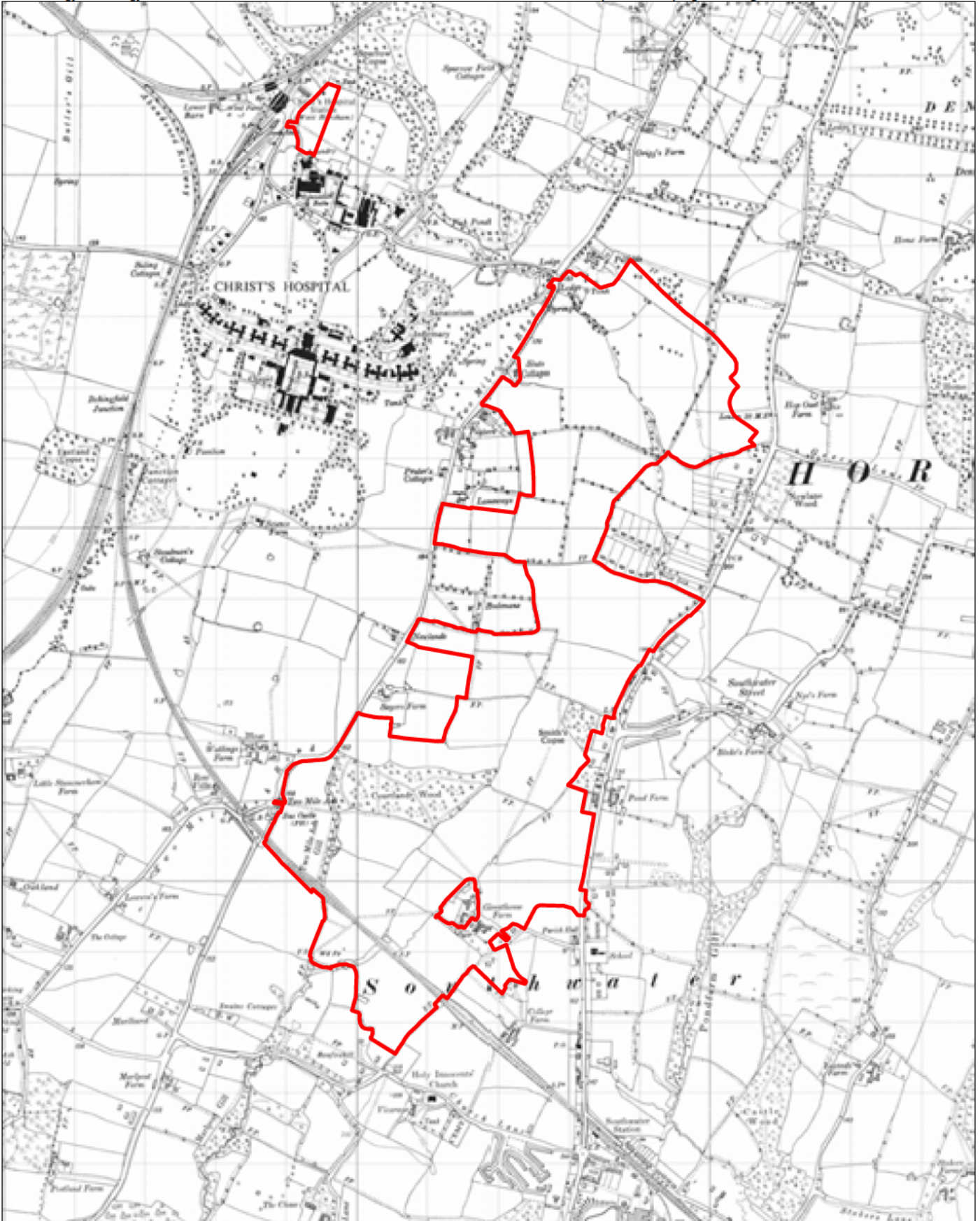


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Figure 9

1912-1913 Ordnance Survey Map



 Site Boundary

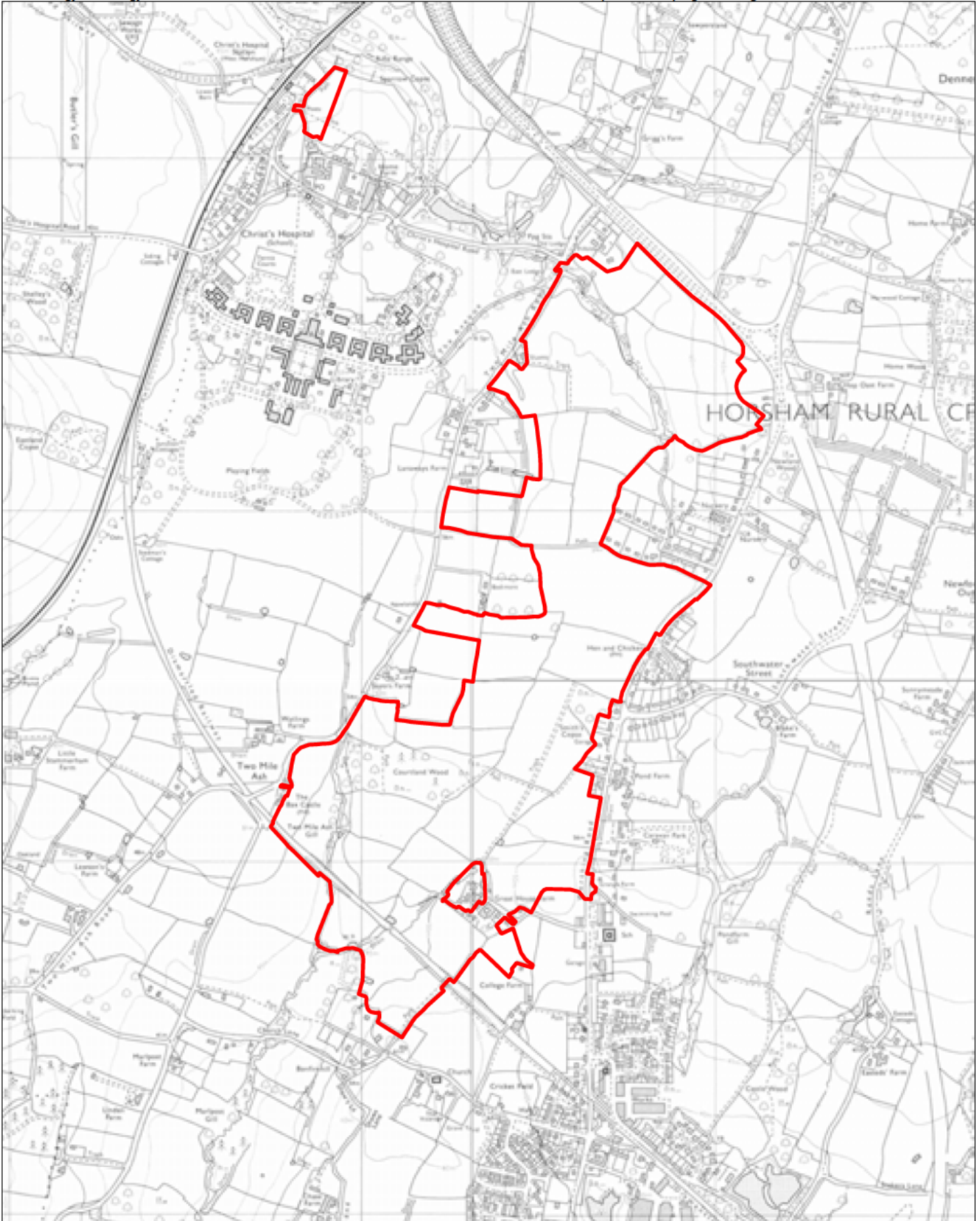


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Scale at A4: 1:15,000



Figure 10

1956-1961 Ordnance Survey Map



 Site Boundary



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Scale at A4: 1:15,000



Figure 11
1981 National Grid Map



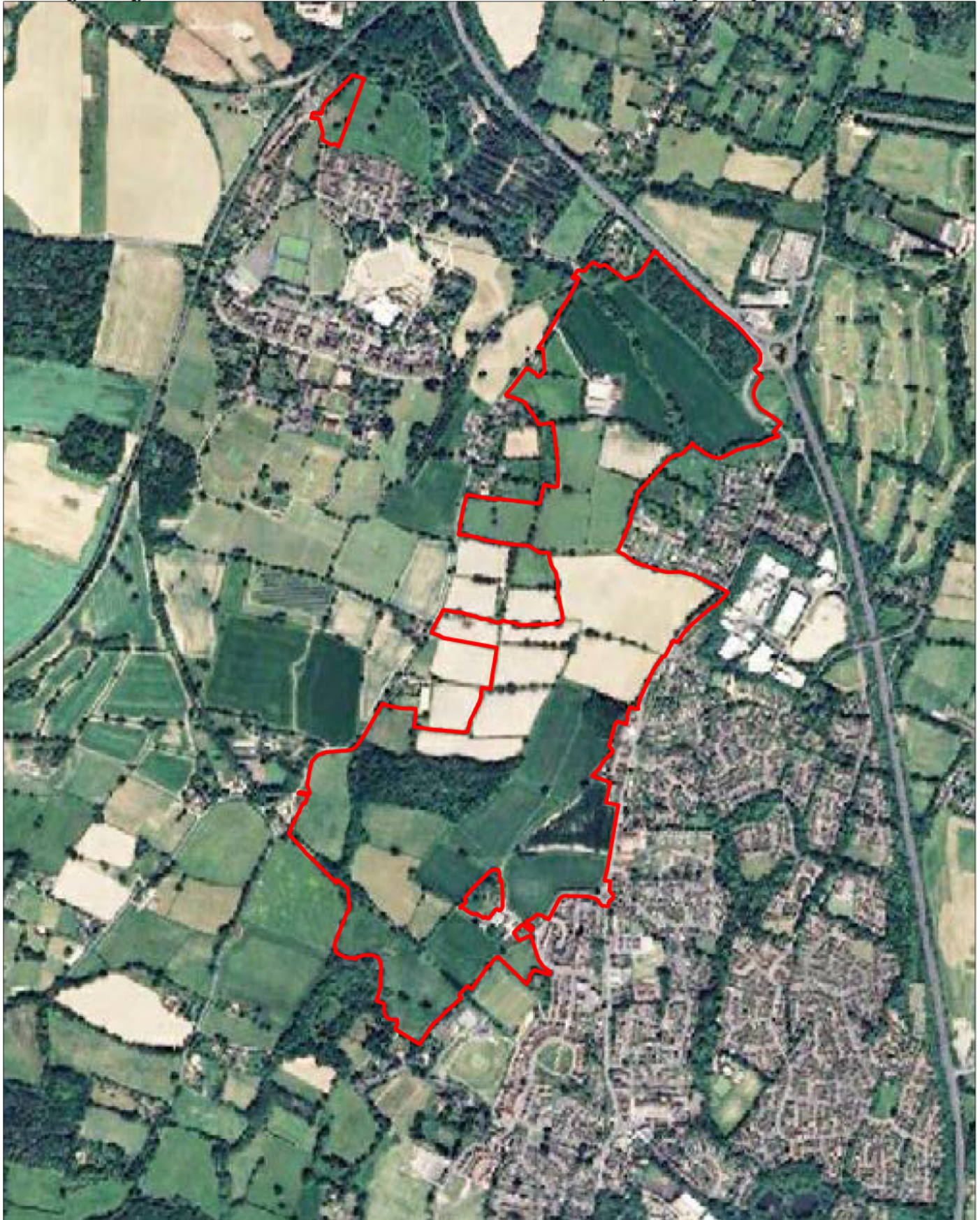
 Site Boundary



0 200 400m
Scale at A4: 1:15,000



Figure 12
2018 Aerial Photograph



 Site Boundary



0 200 400m
Scale at A4: 1:15,000



Figure 13
2025 Aerial Photograph



Figure 14: View from Two Mile Ash Road, looking eastwards into the Site towards the Dairy Farm within the northern section of the Site.



Figure 15: The Site includes a broad range of arable and pasture fields, of varying sizes, separated by established hedgerows, as shown in this view from the public footpath looking eastwards towards Southwater.



Figure 16: The southern part of the Site has an increased emphasis on fields under pasture, as shown in this view looking northwards from the Downs Link towards Great House Farmhouse.



Figure 17: Great House Farmhouse, Grade II* in 2022. The Site is generally unchanged when visited in November 2025, although the scaffolding has been removed to the chimney.



Figure 18: View towards Great House Farmhouse from the south eastern corner of Courtland Wood, showing how the belt of garden boundary planting screens views of the listed building, even during winter months.



Figure 19: Barn A in 2022, Barns at Great House Farm, identified as a non-designated heritage asset. Further deterioration has taken place since this image was taken.



Figure 20: Barns B and C, Barns at Great House farm in 2022, identified as a non-designated heritage asset.



Figure 21: Great House Farm in 2022. Barn D (right), Barn E (centre) and Barn F (left).



Figure 22: Barn H, which blocks views from the surrounding areas to the south towards Great House Farmhouse (2022).



Figure 23: Old Lodge to North East of Christ's Hospital, Grade II.



Figure 24: East Lodge and Gateway, Christ's Hospital School, Grade II.



Figure 25: Sluetts, Christ's Hospital, Grade II.



Figure 26: View from Two Mile Ash Road, looking north eastwards toward Sluetts, with the Site to the right as open fields.



Figure 27: Lanaways Farmhouse, Christ's Hospital, Grade II and Lanaways Barn, Grade II viewed from the public footpath to the south, looking across the Site (this parcel of land would be retained as open green space).



Figure 28: Bodimans, Christ's Hospital, Grade II.



Figure 29: Sayers Farmhouse, Christ's Hospital and Barn to North West of Sayers Farmhouse, Christ's Hospital, both Grade II.



Figure 30: Swains, Grade II.



Figure 31: Marlpost Farmhouse and Barn to North West of Marlpost Farmhouse, both Grade II. Marlpost Farmhouse is located behind a mature landscaped boundary.



Figure 32: Holy Innocents Church, Grade II (with Broadacres scheme in the distance)



Figure 33: Vicarage Cottage, Grade II



Figure 34: Southwater House, Grade II (right)



Figure 35: College Farmhouse, Grade II, is surrounded by mature boundary planting (to the right of the image) but is experienced beyond this as part of the Broadacres residential scheme.



Figure 36: Pond Farmhouse, Grade II.



Figure 37: The Bax Castle Public House, Two Mile Ash Road, Parish Heritage Asset.



Figure 38: The Hen and Chicken Public House, Worthing Road, Parish Heritage Asset (Google Streetview)



Figure 39: Ye Olde Barn, Worthing Road, Parish Heritage Asset.

Appendix A: Detailed Legislative Background and Planning, Policy and Guidance Information

National Planning Policy

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

1. 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. 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.
3. Significance is defined within the NPPF Glossary as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. Setting is not a heritage designation of itself but contributes to the significance of heritage assets and forms a key part of the reasons for designation. The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.
4. 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'*.
5. 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 significance. 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.
6. Under *'Considering potential impacts'* the NPPF paragraph 212 emphasises 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.
7. 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 including, where appropriate, securing its optimum viable use.
8. Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account 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.
9. 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 emphasises 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.
10. 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)

11. The Planning Practice Guidance (PPG) has been adopted in order 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.
12. The PPG defines the different heritage interests as follows:
13. 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.
14. 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.
15. 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.
16. It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. The guidance explains that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its setting, is very important to understanding the potential impact and acceptability of development proposals.
17. The proposals would have an impact on the setting of a number of heritage assets. The issue of the impact of the proposals on the setting of these heritage assets is an important part of the assessment of the development proposals. The policy guidance states that as part of the assessment of the impact of a proposal, a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
18. The guidance refers to the definition of setting in the Glossary of the NPPF. The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises that the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
19. The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way (paragraph 8).

20. 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 and 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.

BS 7913: 2003 Guide to the Conservation of Historic Buildings

21. The British Standard 7913:2003 Guide to the Conservation of Historic Buildings provides guidance on the assessment of significance. It states that significance represents a public interest, and the planning system, and the policy and legislation which support it, reflect this.
22. In identifying how significance may be assessed it is stated that heritage has cultural, social, economic and environmental values, and that the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context.
23. The guidance identifies that there are many different ways in which heritage values can be assessed. It recognises that some heritage bodies of the United Kingdom have suggested that these fall into the following groups:
- a) Aesthetic value, derived from ways in which people draw sensory and intellectual stimulation from a place (this encompasses things purposely designed for that effect and those that are not (e.g. the picturesque, the sublime)).
 - b) Communal value, derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals (this changes over time);
 - c) Evidential value, derived from the potential of a place to yield evidence about the past (e.g. archaeology); and,
 - d) Historical value, derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event (for example a battlefield or memorial).
24. The guidance goes further to suggest an alternative approach and to think of a historic building's significance as comprising individual heritage values from a list that might include:
25. architectural, technological or built fabric value; townscape characteristics; spatial characteristics; archaeological value; artistic value; economic value; educational value; recreational value; social or communal value; cultural value; religious value; spiritual value; ecological value; environmental value; commemorative value; inspirational value; identity or belonging; national pride; symbolic or iconic value; associational value; panoramic value; scenic value; aesthetic value; material value; and technological value.

Overview: Historic Environment Good Practice Advice in Planning

27. 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)

28. 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)

29. 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:

- Understand the significance of the affected assets.
- Understand the impact of the proposal on that significance.
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF.
- Look for opportunities to better reveal or enhance significance.
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
- 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)

30. 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.
31. 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.
32. 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.

33. 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.
34. 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.
35. 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:
 - 1) Identify which heritage assets and their settings are affected.
 - 2) 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.
 - 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it.
 - 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
 - 5) Make and document the decision and monitor outcomes.

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

36. The purpose of this advice note is to provide 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 the assessment of significance precedes the design of the proposals.
37. The document illustrates that the first stage in the process to identify the significance of a heritage asset is to understand its form and history. This includes the historical development of a building or site, an analysis of surviving fabric or features and an analysis of the setting, including the contribution that the setting makes to significance.
38. Historic England describes heritage interest within the same context as set out in the NPPF and PPG. These are archaeological interest, architectural interest, artistic interest and historic interest. The guidance advises that assessments should describe the likely impact of development proposals and the way in which they may affect significance. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Local Planning Policy

39. 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.
40. The Local Development Plan for Horsham District is the Horsham District Planning Framework (excluding South Downs National Park) (November 2015) ('the Local Plan' or 'HDPF') and the Southwater Neighbourhood Plan (June 2021) and the Policy Map ('the Neighbourhood Plan' or 'SNDP').

Horsham District Planning Framework (excluding South Downs National Park) (November 2015)

41. The Horsham District Planning Framework (HDPF) is the overarching planning document for Horsham District (outside the South Downs National Park). The document sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs of the HDPF plan area. The following policies have relevance for development affecting the historic built environment.

Policy 32 Strategic Policy: The Quality of New Development

High quality and inclusive design for all development in the district will be required based on a clear understanding of the local, physical, social, economic, environmental and policy context for development. In particular, development will be expected to (inter alia):

2. *Complement locally distinctive characters and heritage of the district;*
3. *Contribute a sense of place both in the buildings and spaces themselves and in the way they integrate with their surroundings and the historic landscape in which they sit.*

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.*

Southwater Neighbourhood Plan (June 2021)

SNP2 Proposals for Residential Development

42. The Site also includes an area identified in the adopted Southwater Neighbourhood Plan (SNP). The SNP was adopted in 2021 and forms part of the development plan. Given it was adopted only four years ago the provisions of chapter 16 of the NPPF apply unchanged, albeit the paragraph numbers have changed slightly.

SNP2.1. Proposals for new residential development on sites within the Built-Up Area Boundaries will be considered in the context of all relevant policies in this Plan, and how they contribute to the

achievement of sustainable development. Proposals which comply with these policies in full will be supported.

SNP2.2. Land west of Southwater, as identified on the Neighbourhood Plan Policies Map, is allocated for the provision of 422 - 450 new residential units consisting of a minimum of 350 units falling in Use Class C3* and a minimum of 72 units falling in Use Class C2*. The site shall provide a minimum of 8 hectares of public open space. The site shall be planned such that any further longer-term development proposals are not prejudiced. Development proposals on this site should meet the following criteria to be considered acceptable:

a) The proposed layout should respect existing field boundaries and hedgerows along them. These hedgerows should not be removed but enhanced to provide green corridors through the development which provide shared space and improved accessibility for people of all abilities. The only exception will be for the provision of perpendicular access routes where the hedgerows are of least ecological value.

b) The development should provide the requisite buffer around and seek to provide long term and measurable enhancements to, the Ancient Woodlands of Two Mile Ash Gill and Courtland Wood (which is also a Local Wildlife Site).

c) Non-vehicular accessibility should be central to any development proposed. In particular, routes suitable for year-round access by all Non-Motorised Users (NMUs) such as walkers, cyclists, equestrians etc. must be provided so they can easily access:

(i) Christ's Hospital Railway Station, this should include upgrading the Downs Link so far as the Christ's Hospital Railway Station.

(ii) Lintot Square.

(iii) Nearby educational institutions.

d) Due to the considerable open space that will be provided across the site there should be no need for any Category A or B trees to be removed.

e) Buildings should reduce in height and density the further they are from the village centre / Lintot Square and should respect the local character of Southwater through sensitive and high-quality design.

f) Proposals must be in accordance with and support other policies contained in the Development Plan, including those relating to affordable housing.

g) The mix of C3 homes should be in accordance with the latest evidence on the required housing mix (currently the Crawley and Horsham Market Housing Mix Report, November 2016 and HDC Planning Obligations and Affordable Housing Supplementary Planning Document, 2017. or any later documents that supersede them).

h) The extent, location and form of built development must be carefully considered, following completion of an appropriate assessment, and conserve elements of setting that contribute to the significance of Great House Farmhouse (a Grade II* Listed Building). In particular, any proposed development should allow for:

(i) Parcels of land to the north and south of the listed building retained as open land;

(ii) A visual inter-relationship with Courtland Wood and other parts of the medieval fieldscape between is maintained together with key landscape features; and,

(iii) A considered approach to edges of built form likely to be seen from, and in association with, the listed building.

i) To ensure the development does not give rise to unacceptable impacts on the local education system, and to reduce unnecessary journeys to and from school, land should be safeguarded for a secondary (or all-through) school in accordance with Policy SNP3.

j) To ensure the development does not give rise to unacceptable impacts on the highway network, highway improvements will be provided in accordance with SNP4.

k) Sewerage infrastructure should be considered throughout the design, build and occupation of the development. In particular, occupation should be phased to align with the delivery of sewerage infrastructure, and the layout must be planned to ensure future access to existing and new infrastructure is accessible for maintenance and upsizing purposes.

SNP19 Parish Heritage Assets

SNP19.1. Development proposals will be supported where they protect and, where possible, enhance Parish Heritage Assets as identified on the Neighbourhood Plan Policies Map.

SNP19.2. 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.

43. The policy goes on to include the full list of identified Parish Heritage Assets.

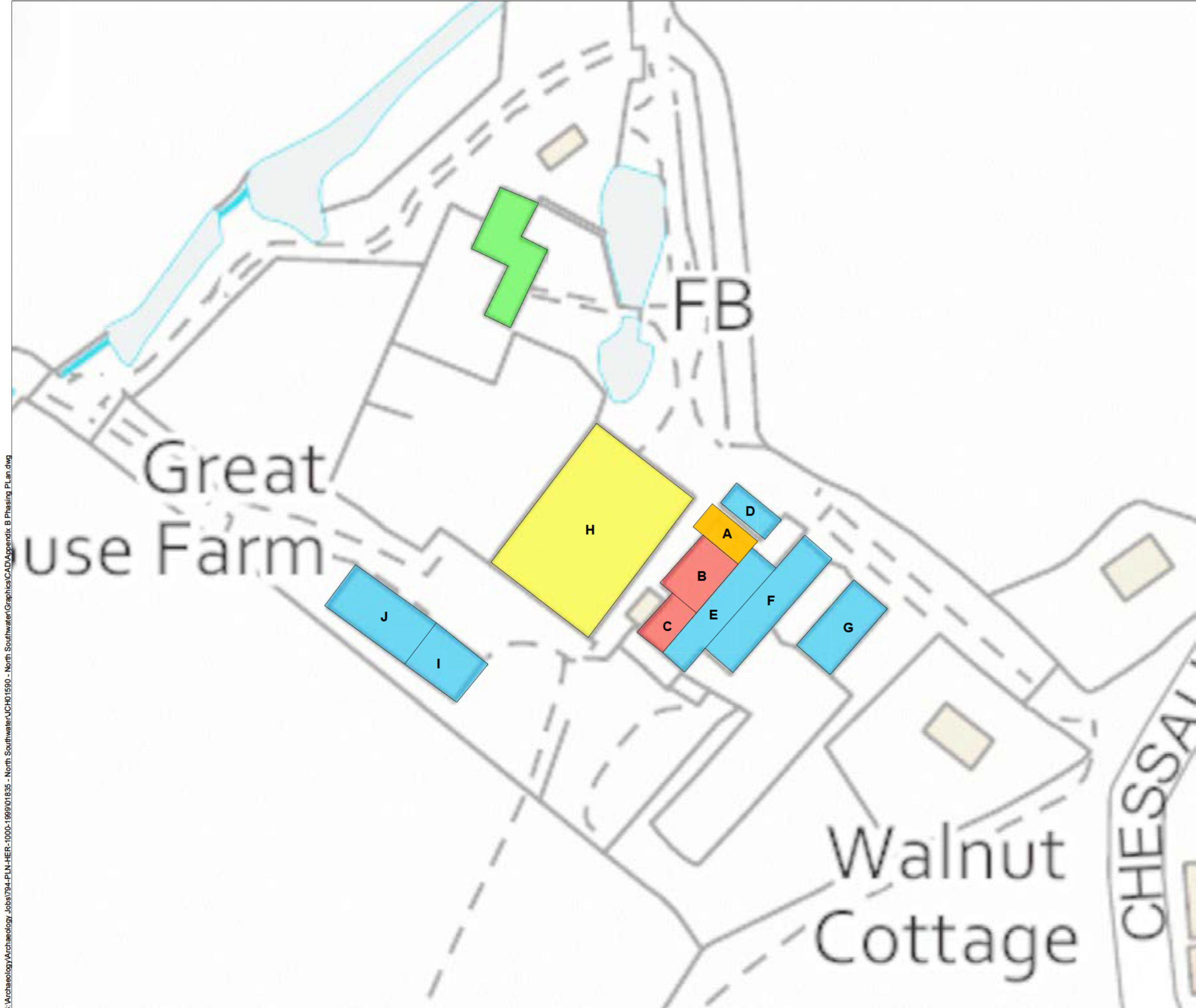
Emerging Local Planning Policy

44. The Council had been preparing a new Local Plan which would replace the adopted HDPPF, known as the emerging Development Plan, Horsham District Local Plan 2023-2040 ('the emerging Local Plan'). This replaced the Regulation 19 version of the emerging Local Plan, which has now been withdrawn.
45. The Regulation 18 consultation version of the Local Plan (Ref. 3.3) is a material consideration in the determining of planning applications; however, it can only be attributed limited weight at this stage. The evidence base documents which are part of this process are also material considerations.
46. The Regulation 18 version of the Local Plan was consulted on between February and March 2020. It sets out the Council's emerging spatial strategy and policies. Chapter 6 lists a number of potential housing allocations, including the Site under 'Land West of Southwater'.
47. Whilst the Site is allocated for development under emerging Strategic Policy HA3 within the withdrawn Regulation 19 Local Plan (Ref. 3.2), following discussions with HDC, it is understood that there is still the intention to allocate the Site when it goes out to consultation stage and the policies within it are unlikely to change substantially.
48. Therefore, whilst it is understood that at the time of submission, the emerging Local Plan formally holds no weight, the application should still have regard to the policies within it.
49. Further planning detail is provided in the documents that accompany this Built Heritage Assessment and is not discussed further here.

Other Guidance

50. Other policy guidance includes the planning advice note [Shaping Development in Horsham District Planning Advice Note](#).
51. A range of guidance documents are also available from Historic England regarding the management of rural heritage assets, and these include a swathe of Farm Buildings and Traditional Farmsteads guidance documents: <https://historicengland.org.uk/advice/caring-for-heritage/rural-heritage/farm-buildings/>. The key guidance documents relating to Traditional Farmsteads that includes *Farmstead Assessment Framework*; *Historic Farmsteads: Preliminary Character Statement - South East region*; *South East Farmsteads Character Statement and Adapting Traditional Buildings - Best Practice Guidelines for Adaptive Reuse*.

Appendix B: Barns at Great House Farm Phasing Plan



- Legend
- Great House Farm
 - Late 17th/ Early 18th Century
 - Possible 19th Century fabric within twentieth century remodelling works
 - Late 20th Century
 - 21st Century

N
Not to Scale:
illustrative Only



Appendix B
Historic Phasing Plan and
January 2026 Barns Assessment
at Great House Farm

S:\Archaeology\Archaeology_Jobs\794-PLN-HER-1000-1999\01835 - North Southwater\CH01590 - North Southwater\Graphics\CAD\Appendix B Phasing Plan.dwg

Appendix C: Email Advice Letter from Historic England, 8th December 2025.

Mr William Smith
Berkeley Strategic Land Limited
Berkeley House, Mill Lane
Taplow
Maidenhead
SL6 0AG

Direct Dial: 0207 973 3627

Our ref: PA01185785

8 December 2025

Dear Mr Smith

Pre-application Advice

LAND NORTH WEST OF SOUTHWATER, SOUTHWATER, HORSHAM, WEST SUSSEX

Introduction

Thank you for seeking further pre-application advice from Historic England and arranging the site visit on 13th November 2025 to discuss the revised proposals.

Our advice focuses on Great House Farmhouse. Horsham District Council's Conservation specialists should advise you on all other heritage matters, including about grade II listed buildings and non-designated heritage assets. Advice relating to undesignated archaeology should be sought from the County Archaeologist.

Background

Historic England previously provided pre-application advice on proposals for this site in our letter dated 1st August 2022. We also provided advice to the Local Planning Authority on 7th November 2022 with regards to an Outline planning application (DC/22/1916) for a strategic mixed-use development of up to 1,500 dwellings, employment, community, education and sports spaces and facilities, 5 gypsy and traveller pitches; public open space; landscaping and highway infrastructure.

In both those letters, we raised objections to the proposals as they would have caused a high level of less than substantial harm (under the terms of the National Planning Policy Framework) to the significance of Great House Farm a grade II* listed building.

We did not think that this harm had been sufficiently avoided or minimised harm, as



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required by paragraph 208 of the NPPF. We therefore recommended that this could be achieved by: removing some parcels of housing development from within the setting of the farmhouse, so that it was not so encircled by development; creating more space between the farmhouse and new development to the west; as well as re-aligning the primary access road and housing so that it is further away from the listed building.

We are aware that the Outline application was withdrawn and Berkeley Homes are now seeking pre-application advice on a revised scheme.

Summary

We welcome the efforts that have been made to take on board our previous advice and are supportive of the amendments that are now proposed to reduce the harm to the significance of Great House Farmhouse.

A large green buffer is proposed to be created around the farmhouse to provide a semblance of its rural setting and its appreciation as a former dispersed farmstead within the Low Weald. In addition, the main spine road has been moved further away from the farmhouse.

It is inevitable with a strategic development of this scale, that some harm will still remain as houses, gardens and roadways will still be perceived in some views, and by users of the rights of way, in place of the existing open fields.

As a result of the proposed amendments, we consider that the harm has been reduced from a high level of less than substantial harm in National Planning Policy Framework (NPPF) terms to just below the mid-level within that range.

However, we appreciate that the proposals are a draft allocation in the Regulation 19 Horsham Local Plan and the northern part of the site is an adopted allocation in the Southwater Neighbourhood Plan. Therefore, we recognise a balance needs to be struck between seeking to reduce the harm further and delivery of the strategic allocation by making efficient and effective use of land.

Therefore, when an application is submitted for planning permission, it will be for the Local Planning Authority to weigh the remaining harm against the public benefits, including any heritage benefits.



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As recommended in our previous advice, a clear heritage benefit would be to better reveal the significance of Great House Farmhouse, in line with paragraph 219 of the NPPF. Restoration of the front elevation of the farmhouse and its repair would be a clear enhancement and would deliver heritage benefits that could help to offset the harm to some degree.

Significance of Great House Farmhouse

The significance of Great House Farmhouse and the contribution its landscape setting makes to its significance is set in detail in our previous letters.

In summary, Great House Farmhouse is the principal farmhouse of an historic farmstead that dates from the late 16th to late 17th century. Its name implies a high-status residence, and that is borne out by it being a large and prominent house set within a relict Medieval landscape. It is listed at grade II*, which identifies it as among the most significant 6% of listed buildings in the country.

The proposal

The proposal is for a residential-led development to provide up to 1,000 homes (a mix of C2 and C3 use classes), an employment area, local retail, community and leisure facilities, provision for nursery, primary and secondary school, gypsy and traveller pitches, landscaping, open space and new road improvements.

The Impact of the Amendments on the Significance of Great House Farmhouse

The revised proposals have been made much less harmful than the previous ones in 2022 by principally:

- Moving the main spine road further away from Great House farmhouse;
- Removing the parcel of development to the south and relacing this with sports pitches;
- Creating a greater buffer between Great House Farmhouse and the housing parcels to the west;



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- Removal of the allotments;
- Retaining the land between Great House Farm and College Farm as open space;
- Setting the residential parcels within the framework of existing hedgerows and the Saxon manorial boundary that runs on an approximately north-south alignment across the Site.

In addition, since the site visit, some further amendments have been made which include:

- Redesigning the parcels to the north-east of the farmhouse to provide an enlarged green open space and to safeguard key views;
- Creating a more informal arrangement for the proposed new barns that better reflects the historic layout.

Nevertheless, the proposals would still cause some harm to the understanding of the Great House Farmhouse's as former high-status farmhouse that had functional relationship with the surrounding countryside as well as to the locally characteristic dispersed pattern of farmsteads of which it was part large.

Taken as a whole the revised proposals would cause just below a mid-level of less than substantial harm in the terms of the NPPF.

Planning Policy

When the proposals come forward as an application for planning permission, they will need to be assessed against Horsham's Local Plan Policies, the Southwater Neighbourhood Plan and the National Planning Policy Framework (NPPF).

The key policies within the NPPF to consider will be paragraphs 212, 213 and 215, which require great weight to be given to the assets conservation and the more important the assets, the greater weight; any harm to the significance of a designated heritage asset to be clearly and convincingly justified and outweighed by the public benefits of the proposal.



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In addition, paragraph 219 highlights that opportunities should be sought for new development within the setting of heritage assets, to enhance or better reveal their significance.

Historic England Guidance

Historic England has produced Good Practice Advice Note 3: 'The Setting of Heritage Assets', which provides a framework to help assess the impacts of development within the setting of heritage assets. It defines setting as 'the surroundings in which an asset is experienced'. This explains that impacts on heritage significance might result from changes to, among other things, visual and historic relationships, noise and activity.

We have also prepared a series of guidance documents relating to Traditional Farmsteads that includes: Farmstead Assessment Framework; Historic Farmsteads: Preliminary Character Statement - South East region; South East Farmsteads Character Statement and Adapting Traditional Buildings - Best Practice Guidelines for Adaptive Reuse.

We advise that the layout of the proposed orchard barn area should reflect historic mapping and the design and character of new buildings in this character area should reflect the advice in the above farmstead guidance.

Historic England's Position on the Proposals

The revised proposals have addressed many of the issues we raised in our previous advice and most significantly, the elements that were causing the highest level of harm.

Given the scale of the proposed strategic development and the need to make efficient and effective use of the land, however, it is inevitable that some harm will still remain.

In order to effectively retain a semblance of the former rural setting, it is crucial the roads are created to be as rural in character as possible; a network of connected open spaces is provided near to the farmhouse; soft landscapes edges rather than hard edges and rural type fencing are provided around the housing parcels that are in close proximity to Great House Farmhouse. In addition, floodlighting should be avoided on the sport pitches near to the farmhouse.



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Finally, you should look for opportunities to better reveal the significance of Great House Farmhouse in line with paragraph 219 of the NPPF. Restoration of the front elevation of the Farmhouse and its repair would deliver an enhancement to the farmhouse's appearance. This could also deliver a heritage benefit that would significantly help offset some of the harm caused by the proposed development.

Next Steps

Thank you for involving us at the pre-application stage. We consider your proposals have now reached a stage where they have addressed the most harmful elements of the previous scheme. When an application for planning permission is submitted, it will be for the Local Planning Authority to weigh any remaining harm against the public benefits, including any heritage benefits.

Yours sincerely

Alma Howell

Alma Howell
Inspector of Historic Buildings and Areas
E-mail: Alma.Howell@HistoricEngland.org.uk

List of information on which the above advice is based

07.11.2025 Land West of Worthing Road Southwater Built Heritage Technical Note v3;
27112025_A019 Masterplan Evolution Study_Amendments post site walk_Chapter 4
(v2) and A019 Masterplan Evolution Study_RevA 10112025



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