

The Topsy Fox, Worthing Road, Southwater
Heritage Statement
March 2022

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Report

Heritage Statement

Site

The Topsy Fox, Worthing Road, Southwater

Client

Andrew Keeley

Planning Authority

Horsham District Council

Grid reference

NGR TQ 15625 26214

Prepared By

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QA Review By

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Report Status

Final

Date

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Executive Summary

This heritage statement considers the Topsy Fox Public House, Worthing Road (the application site) and the potential impact of the proposed development on the setting and significance of those designated and non-designated heritage assets located within and in the vicinity of the application site.

In accordance with Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and Policy 34: Heritage Assets and Managing Change within the Historic Environment of the *Horsham District Planning Framework* (HDPF 2015), this report first identifies and describes the historical development of the application site and outlines the significance of the designated and non-designated heritage assets before going on to consider the impact of the proposal on that significance.

The Grade II listed 'The Cock Inn' (The Topsy Fox – NHLE no. 1027042) is located within the application site. The heritage asset occupies a prominent corner site, with a car park located to its south. The principal east elevation fronts Worthing Road and is evident in more immediate and longer views along the road. Overall, the bus and single-storey brick building cause some harm to the setting of the heritage asset. Both elements are evident in views of the heritage asset from the garden area to the west and south-west, but are largely concealed in key views of the principal east elevation. The new elements are seen in the context of the altered west elevation (i.e. the more prominent principal east, north and south elevations would not be adversely impacted visually). For this reason, the harm to the setting of the heritage asset is at the lower end of the less than substantial harm scale (i.e. minor level of harm). The harm identified would be outweighed by the community benefits associated with the proposal (as outlined in the supporting statement provided by the applicant as part of the planning application).

Within the wider vicinity of the application site is 'Jasmine Cottage' (Grade II listed – NHLE no. 1193754) located approximately 270 metres to the north, the 'Holy Innocents Church' (Grade II listed – NHLE no. 1259780) located approximately 380 metres to the north-west, 'Southwater House' (Grade II listed – NHLE no. 1409948) located approx. 420 metres to the north-west and 'Vicarage Cottage' (Grade II listed – NHLE no. 1027059) located approx. 425 metres to the north-west. These heritage assets are considered to be of sufficient distance from the application site to ensure that their settings will not be impacted by the proposal. There is no inter-visibility between these heritage assets and the application site.

1.0 Introduction

- 1.1 This heritage statement considers The Topsy Fox, Worthing Road, Southwater (Figure 1). The site (referred to as the 'Application Site' in this report) is located at National Grid Reference TQ 15625 26214.
- 1.2 In accordance with the Paragraph 194 of the *National Planning Policy Framework* (NPPF 2021) and the requirement for applicants to describe the significance of heritage assets including contribution to setting, the report draws together available information on designated and non-designated heritage assets. The assessment includes the results of a site survey, an examination of published and unpublished records, charts historic land-use through a map regression exercise and considers relevant local and national policy and guidance.
- 1.3 The relevant designated heritage assets located within and in the immediate vicinity are identified in Figure 2.
- 1.4 The report enables relevant parties to assess the significance of designated and non-designated heritage assets within and in the vicinity of the site, thus enabling potential impacts on these assets to be identified along with the need for design solutions.

Location and Description

- 1.5 The application site is located on the corner of Church Lane and Worthing Road. To the east is Andrews Lane with Ivy Close located to the south-west. The site includes the listed Topsy Fox Public House (historically known as 'The Cock Inn', Grade II listed – NHLE no. 1027042), which sits in the north-eastern part of the site (Plates 1-6). A car park adjoins the building to the south and occupies the south-eastern part of the site fronting Worthing Road (Plate 7). To the west is a lawned area with substantial tree coverage, with seating and a bus (now bar) located in the eastern part of this area (Plate 8). A new brick faced single-storey stand-alone building is sited to the west of the marquee tent (Plate 8). The northern boundary fronting Church Lane is marked by a timber fence, which extends from the rear of the Topsy Fox building to the western boundary of the site (Plate 3).
- 1.6 To the north and west are mainly 20th century semi-detached residential buildings, located on Church Lane. To the east is an early 20th century terrace group, which has seen extensive alteration and sits on the east side of Worthing Road, close to the junction with Andrews Lane. To the south-east, more recent residential development has occurred at Bakers Close.
- 1.7 The application site is L shaped in layout terms. The main building comprises a mix of 16th and 18th century elements, with the earlier part of the building being located at the rear (west wing). The east wing dates from the 18th century and is the most visually prominent part of the building, given that it fronts Worthing Road. It comprises two-storeys with three distinct gables to the principal east elevation. This elevation is largely faced in weatherboard, although the central and northern bays are faced in painted brick at ground level. The south elevation to the east wing includes a chimney breast, with another chimney stack to the south elevation of the west wing. A number of 20th century additions are also evident, including that attached to the south-west of the west wing (Plates 4 and 5).
- 1.8 There are a number of listed buildings in the wider vicinity (Figure 2), which include 'Jasmine Cottage' (Grade II listed – NHLE no. 1193754) located approximately 270 metres to the north, the 'Holy Innocents Church' (Grade II listed – NHLE no. 1259780) located approximately 380 metres to the north-west, 'Southwater House' (Grade II listed – NHLE no. 1409948) located approx. 420 metres to the north-west and 'Vicarage Cottage' (Grade II listed – NHLE no. 1027059) located approx. 425 metres to the north-west.
- 1.9 The application site is not located within a Conservation Area nor are there any in the immediate or wider vicinity.
- 1.10 There are no Locally Listed Buildings within the application site or in its immediate vicinity.

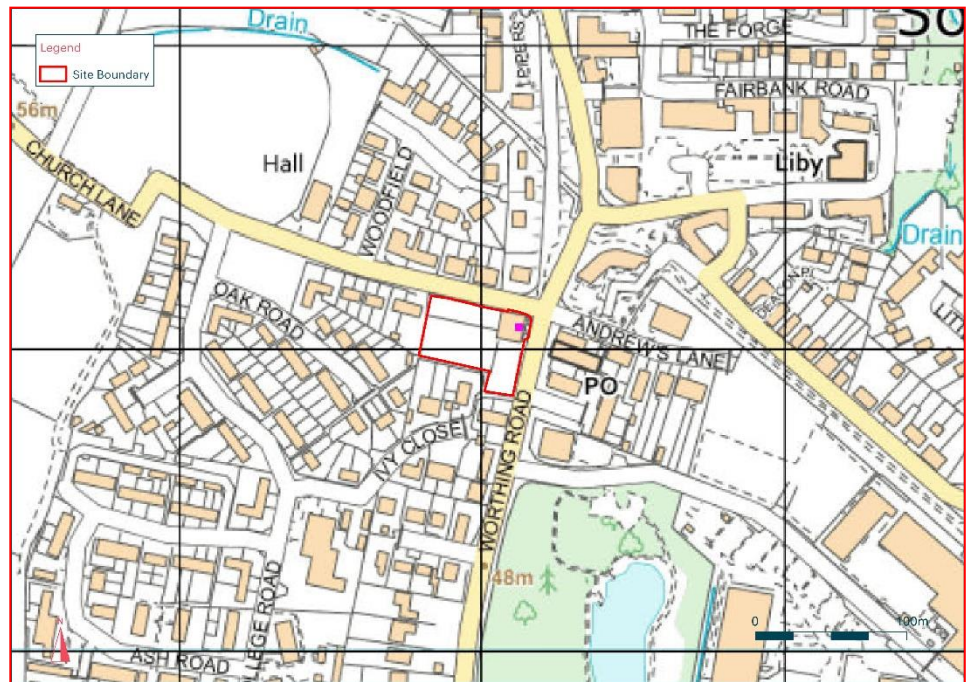


Figure 1 Location and extent of application site.

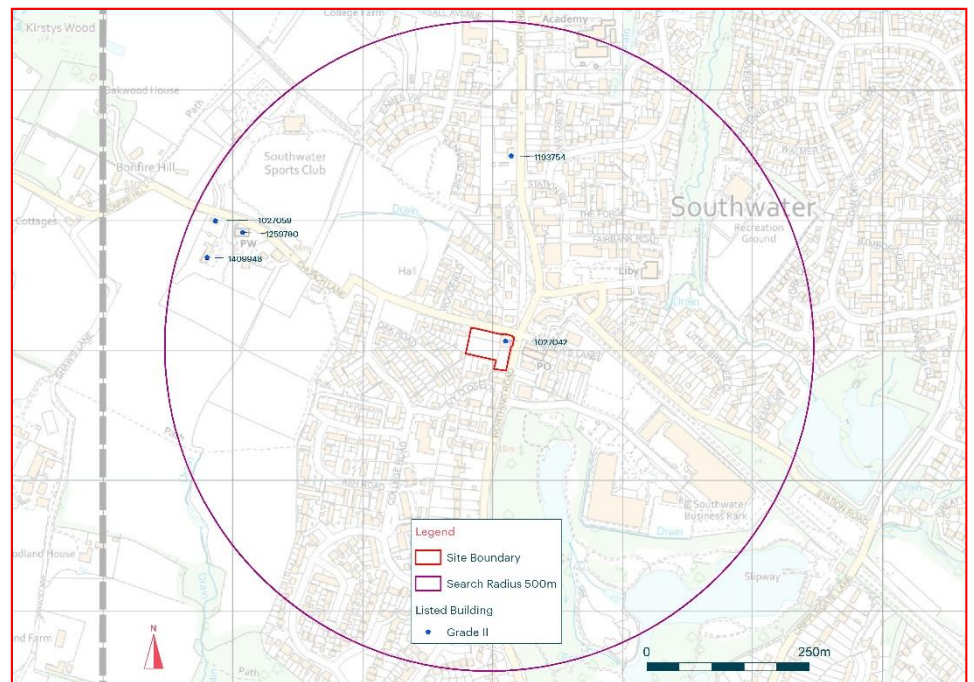


Figure 2 Designated heritage assets located within and in vicinity of application site. Note that the designated heritage assets within 500 metres are shown.



Plate 1 Principal east elevation (centre-right) to the 18th century part of the Grade II listed 'The Cock Inn' (currently known as the Topsy Fox), viewed from Worthing Road.



Plate 2 North elevation to The Topsy Fox, viewed from Church Lane.



Plate 3 Existing timber boundary fence to northern boundary of the Topsy Fox grounds, viewed looking east along Church Lane. Note the children's play area is partially visible in this view (in centre-right of picture).



Plate 4 View of south elevation to the Topsy Fox Public House, taken from the car park.



Plate 5 Part view of west elevation (southern end) to The Topsy Fox Public House. Note that the single-storey element dates from the 20th century.



Plate 6 Part view of west elevation (northern end) to The Topsy Fox Public House. Note that the single-storey element (far right) dates from the 20th century.



Plate 7 View of northern part of carpark to The Topsy Fox Public House. Note that this view is taken looking east towards Worthing Road.



Plate 8 View of the seating area and bus (now bar), which is located to the west of the main Topsy Fox building.

2.0 Planning Background and Development Plan Framework

Planning (Listed Building and Conservation Areas) Act 1990

- 2.1 The *Planning (Listed Building and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the protection of Listed Buildings and Conservation Areas and their settings.
- 2.2 Section 66(1) states:

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.

- 2.3 Section 69 of the Act requires local authorities to define as conservation areas any *areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance* and Section 72 gives local authorities a general duty to pay special attention to *the desirability of preserving or enhancing the character or appearance of that area* in exercising their planning functions. These duties are taken to apply only within a Conservation Area. The Act does not make specific provision with regard to the setting of a Conservation Area, that is provided by the policy framework outlined below.

National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG)

- 2.4 Government policy in relation to the historic environment is outlined in Section 16 of the *National Planning Policy Framework 2021* (NPPF), entitled *Conserving and Enhancing the Historic Environment*. This provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - conservation of England's heritage assets in a manner appropriate to their significance; and
 - recognition of the contribution that heritage assets make to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.
- 2.6 Paragraph 194 states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset, and should be no more than sufficient to understand the potential impact of the proposal upon the significance of that asset.
- 2.7 *Heritage Assets* are defined in Annex 2 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. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).
- 2.8 *Designated Heritage Assets* comprise: World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas.
- 2.9 *Significance* is defined as: the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.10 *Setting* is defined as: the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 The NPPF is supported by the *National Planning Policy Guidance* (NPPG). In relation to the historic environment, paragraph 18a-001 states that:

Protecting and enhancing the historic environment is an important component of the National Planning Policy Framework's drive to achieve sustainable development (as defined in Paragraphs 6-10). The appropriate conservation of heritage assets forms one of the 'Core Planning Principles'.

- 2.12 Paragraph 18a-002 makes a clear statement that any decisions relating to Listed Buildings and their settings and Conservation Areas must address the statutory considerations of the *Planning (Listed Buildings and Conservation Areas) Act 1990*, as well as satisfying the relevant policies within the National Planning Policy Framework and the Local Plan.
- 2.13 Paragraph 18a-013 outlines that the assessment of the impact of a proposed development on the setting of a heritage asset needs to take into account and be proportionate to the significance of the asset being considered, and the degree to which the proposed development enhances or detracts from the significance of the asset and the ability to appreciate the significance.
- 2.14 The NPPG outlines that although the extent and importance of setting is often expressed in visual terms, it can also be influenced by other factors such as noise, dust and vibration. Historic relationships between places can also be an important factor stressing ties between places that may have limited or no intervisibility with each other. This may be historic as well as aesthetic connections that contribute or enhance the significance of one or more of the heritage assets.

- 2.15 Paragraph 18a-013 concludes:

The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights or an ability to access or experience that setting. This will vary over time and according to circumstance. When assessing any application for development which may affect the setting of a heritage asset, local planning authorities may need to consider the implications of cumulative change. They may also need to consider the fact that developments which materially detract from the asset's significance may also damage its economic viability now, or in the future, thereby threatening its on-going conservation.

- 2.16 The key test in NPPF paragraphs 199-202 is whether a proposed development will result in substantial harm or less than substantial harm. However, substantial harm is not defined in the NPPF. Paragraph 18a-017 of the NPPG provides additional guidance on substantial harm. It states:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed.

- 2.17 Paragraph 202 of the NPPF outlines that where a proposed development results in less than substantial harm to the significance of a heritage asset, the harm arising should be weighed against the public benefits accruing from the proposed development. Paragraph 18a-020 of the NPPG outlines what is meant by public benefits:

Public benefits may follow from many developments and could be anything that delivers economic, social or environmental progress as described in the National Planning Policy Framework (Paragraph 7). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and should not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits.

- 2.18 Paragraph 203 states:

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 affect directly or indirectly 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.

- 2.19 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.

Local Planning Policy

- 2.20 The *Horsham District Planning Framework* (HDPF 2015) is the relevant development plan. The HDPF 2015 contains the following relevant policies including Policy 34: Heritage Assets and Managing Change within the Historic Environment and Policy 32: The Quality of New Development, which require that new development conserves or enhances the district's heritage.

- 2.21 The relevant part of Policy 34 states:

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.*

- 2.22 The relevant part of Policy 32 States:

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:

1. *Provide an attractive, functional, accessible, safe and adaptable environment;*
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;*
4. *Optimise the potential of the site to accommodate development and contribute to the support for suitable complementary facilities and uses; and*
5. *Help secure a framework of high-quality open spaces which meets the identified needs of the community.*

- 2.23 The emerging *Draft Horsham District Local Plan 2019-2036* also contains a number of policies relevant to the proposal, which include Policy 35: Heritage Assets and Managing change in the Historic Environment.

The Council recognises that heritage assets, both designated and non-designated, and their settings are an irreplaceable resource, and as such the Council will preserve 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, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record. Proposals to alter or extend Listed Buildings, including curtilage listed buildings, must be accompanied by a Heritage Statement;*
2. *Reflect the current best practice guidance produced by Historic England and Conservation Area Character Statements;*
3. *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;*
4. *Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings and features including trees, fabric and materials;*
5. *Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset. Change of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and*
6. *Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, and provide assessments as appropriate.*

Proposals which would cause substantial harm to, or loss of a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.

Neighbourhood Planning

- 2.24 The application site is located in the Parish of Southwater which was designated as a neighbourhood area in May 2016. The Southwater Neighbourhood Development Plan 2019-2031 (SNDP) was formally 'made' by Horsham District Council (HDC) on 23 June 2021.

Other Guidance

Historic Environment Good Practice Advice In Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015)

- 2.25 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the NPPF and NPPG. It outlines a six-stage process to the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- 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 and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.26 Historic England's Historic Environment Good Practice Advice in Planning Note 3 provides guidance on the management of change within the setting of heritage assets.
- 2.27 The document restates the definition of setting as outlined in Annex 2 of the NPPF. Setting is also described as being a separate term to curtilage, character and context; while it is largely a visual term, setting, and thus the way in which an asset is experienced, can also be affected by noise, vibration, odour and other factors. The document makes it clear that setting is not a heritage asset, nor is it a heritage designation, though land within a setting may itself be designated. Its importance lies in what the setting contributes to the significance of a heritage asset.
- 2.28 The Good Practice Advice Note sets out a five-stage process for assessing the implications of proposed developments on setting:
1. Identification of heritage assets which are likely to be affected by proposals;
 2. Assessment of whether and what contribution the setting makes to the significance of a heritage asset;
 3. Assessing the effects of proposed development on the significance of a heritage asset;
 4. Maximising enhancement and reduction of harm on the setting of heritage assets; and
 5. Making and documenting the decision and monitoring outcomes
- 2.29 The guidance reiterates the NPPF in stating that where developments affecting the setting of heritage assets results in a level of harm to significance, this harm, whether substantial or less than substantial, should be weighed against the public benefits of the scheme.

3.0 Historical Context and Location of Heritage Assets

Introduction

- 3.1 The following section presents a historical development of the site and wider area through the results of a map regression exercise and review of relevant background documentation.
- 3.2 The location of designated and non-designated heritage assets within and surrounding the site are also discussed below. The designated heritage assets are shown in Figure 2.

Historical Background

Southwater historic development

- 3.3 The history of Southwater Parish became linked to that of the ancient Parish of Horsham of which it was part right up to the beginning of the 1850's. On historic maps 'Southwater' is written alongside Southwater Street and, indeed, by 1795 the largest concentration of buildings was here. 'The Cock Inn' and its immediate surroundings appear to have been known as 'Southwater Green'.¹
- 3.4 By 1861 Southwater Village had come to be with its own church, a school and a railway station but it was the development of the Southwater brickworks from the 1890's onwards that provided the impetus for growth. To house the brick workers, many houses were built between 1920-1950 on the Foxfield estate and in Church Lane to the west of 'The Cock Inn'.²
- 3.5 Whilst mixed agriculture provided a lucrative industry for centuries, the population of Southwater boomed with the brick industry which thrived in the clay-pits until the 1980s. Following the closure of the brickworks, there was a project implemented to transform the area into a country park, which is now a major family attraction in the district. A larger expansion occurred in the 1970's (Timbermill, Anvil, Forge and Quarry Way), with a second expansion associated with the construction of the A24 bypass, which was undertaken in 1983. Cedar Drive and Castlewood were completed in 1985 followed by the Blakes Farm Road estate. In September 2008 a new War Memorial was unveiled on the green to one side of Lintot Square, and in 2015 Horsham District Council – who own Southwater Country Park – opened a new 'Dinosaur' themed play area. In 2016 developments were in progress on the Berkeleys 'West of Worthing Road site' and had been completed by Bovis Homes on Roman Lane.³

Application site

- 3.6 The original part of 'The Cock Inn' (now known as The Topsy Fox), dates from the 16th century with remodelling and expansion occurring in the 18th century. The west wing of the existing building comprises the earlier part of the building. The east wing fronting Worthing Road dates from the 18th century. The Inn played an important role on the London to Worthing route.
- 3.7 A number of changes have occurred historically. The 1875 Ordnance Survey map (Figure 3) clearly shows the east and west wings at this time. A wooded area is evident to the west and south-west, with St. Andrew's Farm to the east. The Inn Keeper at this time was a William Hammond, who was also a Harness Maker.
- 3.8 By 1897 (Figure 4), there has been little change although the original west wing appears to have been extended to the south (a small projection in a southerly direction is evident in the 1897 Ordnance Survey map). The wooded area to the west (fronting Church Lane) has also been cleared and is labelled as apportionment 1807. 'The Cock Inn' appears as apportionment 1831, which broadly reflects the boundary of the application site. A James Cripps is listed as the Publican at this time.

¹ Southwater Neighbourhood Development Plan (2019-21), August 2020 p7

² ibid

³ Ibid pp7-8

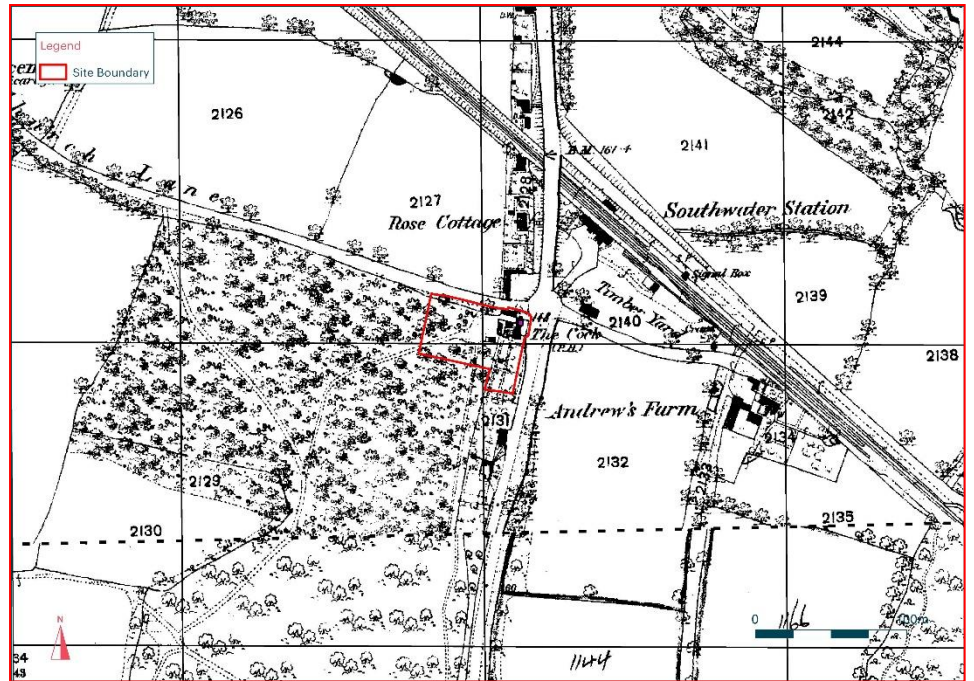


Figure 3 Extract from 1875 Ordnance Survey map showing the application site at this time.

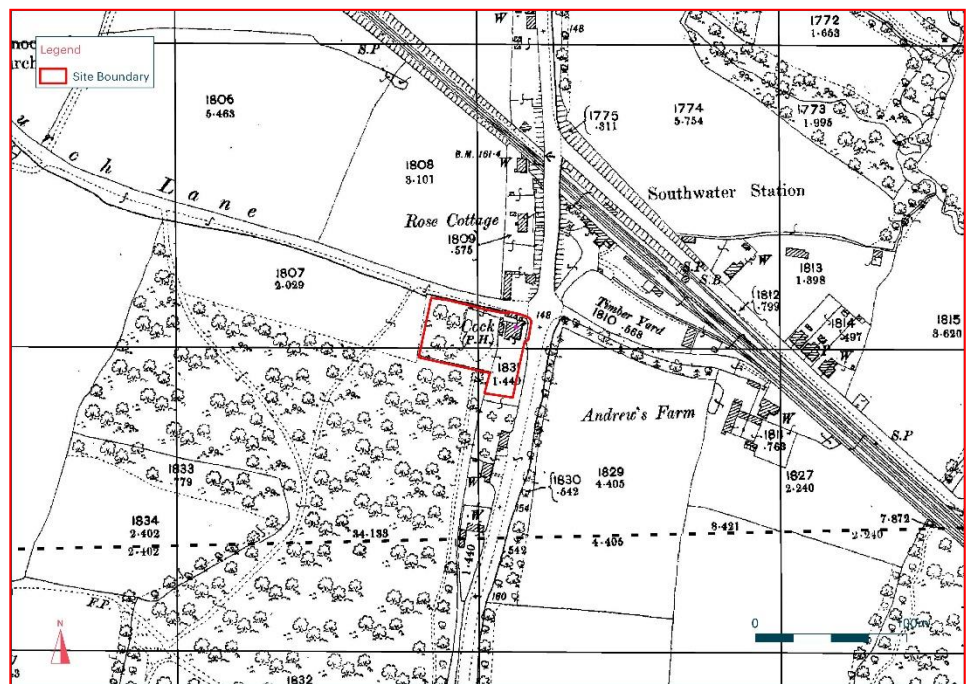


Figure 4 Extract from 1897 Ordnance Survey map showing the application site at this time.

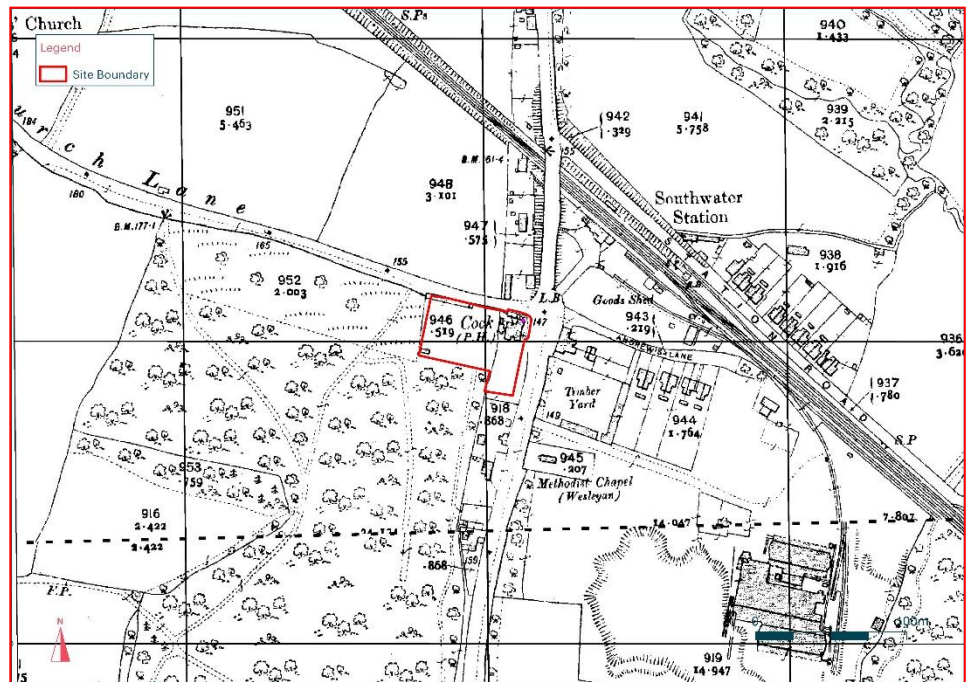


Figure 5 Extract from 1911 Ordnance Survey map showing the application site at this time. Note that there has been little change at this time.



Figure 6 Extract from the 1961-2 Ordnance Survey map showing the application site at this time. Note that the area to the west has been developed for residential accommodation at this time.

- 3.9** The Ordnance Survey mapping from 1911 (Figure 5) shows 'The Cock Inn' labelled as apportionment 946. Little change has occurred to the building at this time. To the east an early 19th century terrace group is evident (corner of Andrew's Lane and Worthing Road) and a timber yard to the south of the group.
- 3.10** By the 1960s, the area to the west of the application site had been developed for residential accommodation (Figure 6). There has been little change within the application site at this time. By the 1970s, 'The Cock Inn' had been extended to the north-west (single-storey addition with flat roof

– Plate 9) and to the south-west (single-storey addition with flat roof – Plate 10), which is shown in the 1977 Ordnance Survey map (Figure 7). Further residential development had also occurred to the north of the application site.

- 3.11 By the 1990s little change had occurred, although a stand-alone structure is evident to the west of the main building (Figure 8). More recently, a marquee tent had been constructed (now removed) in the grounds to the south-west of the main building (under permitted development rights). A single-storey stand-alone brick building has also been constructed and a former bus placed to the west of the main Topsy Fox building. Horsham District Council (HDC) has advised that planning permission is required for these elements and this Heritage Statement forms part of a retrospective application.

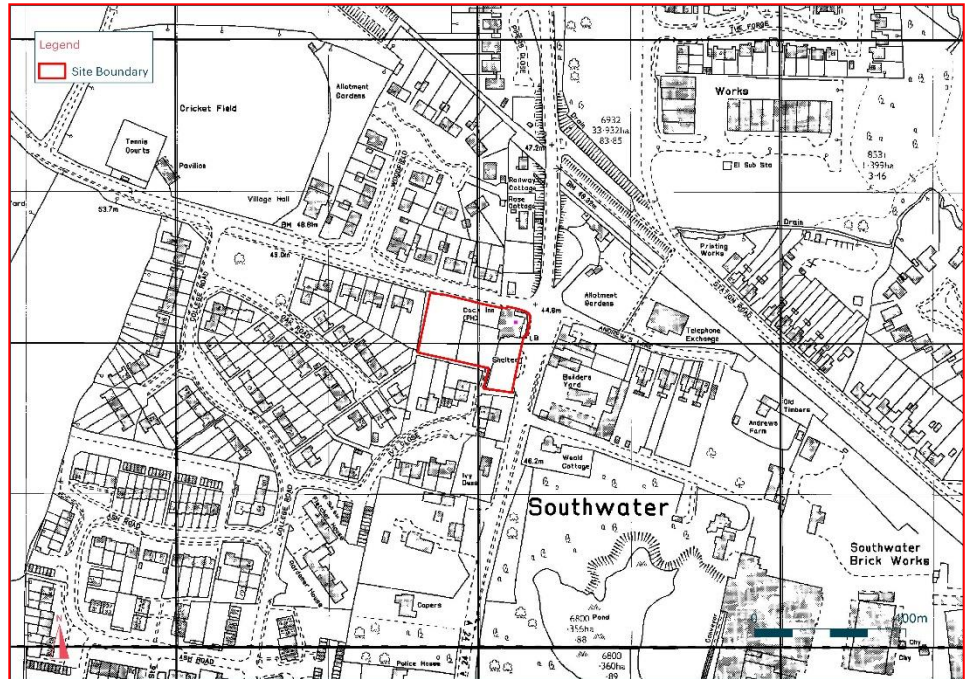


Figure 7 Extract from the 1977 Ordnance Survey map showing the application site and wider environs at this time. Note that 'The Cock Inn' has been extended to the south-west.



Plate 9 View of single-storey addition (bottom) to the north-west corner of 'The Cock Inn'. Note that this element dates from the circa 1960s/1970s.



Plate 10 View of single-storey addition (left) to the south-west corner of 'The Cock Inn'. Note that this element dates from the circa 1960s/1970s.

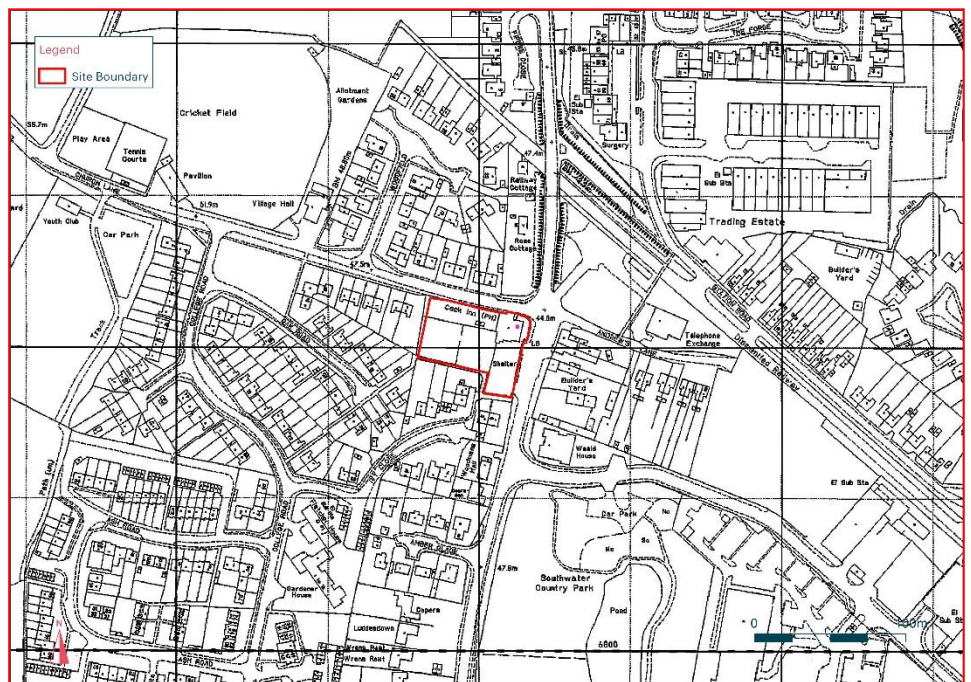


Figure 8 Extract from the 1994 Ordnance Survey map showing the application site at this time.

Listed Buildings'The Cock Inn' (now known as the Topsy Fox): Grade II

- 3.12 'The Cock Inn', now known as the Topsy Fox Public House, is Grade II listed (NHLE no. 1027042) and is located within the application site. It was designated on 28 November 1980. The NHLE citation for the heritage asset states:

The back or west wing is C16 timber-framed building, partly patched with weather-boarding and brick. The front or east wing is C18. Two storeys. Three windows. Mostly faced with weatherboarding but with some painted brick on ground floor. Three gables. Tiled roof. Outer window bays project. Glazing bars intact.

- 3.13 Dating largely from the 16th and 18th century (with alterations) the heritage asset benefits from extensive boundary screening to its northern and western boundaries (combining a painted timber fence and extensive tree cover). Its principal east and south elevations are more visually prominent in views from Worthing Road and the car park in the south-eastern part of the application site. A number of mid-20th century single-storey additions are evident (to the north-west and south-west of the main building). A small stand-alone brick building, and bus (now bar) sit to the west of the main Topsy Fox building.

Listed buildings in wider vicinity

- 3.14 There are a number of listed buildings in the wider vicinity (Figure 2 i.e. within 500 metres of the application site), which include the following:
- 'Jasmine Cottage' (Grade II listed – NHLE no. 1193754) located approximately 270 metres to the north.
 - The 'Holy Innocents Church' (Grade II listed – NHLE no. 1259780) located approximately 380 metres to the north-west.
 - 'Southwater House' (Grade II listed – NHLE no. 1409948) located approx. 420 metres to the north-west.
 - 'Vicarage Cottage' (Grade II listed – NHLE no. 1027059) located approx. 425 metres to the north-west.
- 3.15 Due to the intervening built form, natural screening and distance from the heritage asset, the heritage assets identified in the wider vicinity of the application site share no inter-visibility with it.

Conservation Areas

- 3.16 The application site is not located within a Conservation Area nor are there any in the immediate or wider vicinity.

*Non-Designated Heritage Assets**Locally Listed Buildings*

- 3.17 There are no Locally Listed Buildings within the application site or in its immediate vicinity.

4.0 Proposed Development and Potential Impact on Heritage Assets

Background

- 4.1 This section identifies and assesses the impacts of the proposal on the significance of the heritage assets located within and in the vicinity of the application site. In assessing the heritage impacts of the proposal, the relevant policies cited in section 2.0 have been referenced.

The Proposed Development

- 4.2 The proposed development comprises a retrospective planning application for the siting of a bus (currently used as a bar area) and the construction of a single-storey brick stand-alone building (to be used as an additional kitchen area close to the marquee), both located to the west of the main Topsy Fox building. A small children's play area is also proposed in the north-west corner of the application site, close to Church Lane. The proposal is illustrated in the drawings prepared by Eye For Detail Architects.

Potential Impacts on Heritage Assets

- 4.3 As noted in paragraphs 3.12-14, there are a number of listed buildings located within and in the vicinity of the application site. The proposed development, therefore, has the potential to impact on the settings and significance of the heritage assets identified, which is discussed further below.

Listed Buildings

Description, setting and potential impacts

- 4.4 By virtue of their designation as listed buildings, those identified within and in the vicinity of the application site are a nationally important component of the historic environment resource. In this context, they are good examples of building typologies within this part of the Horsham district, which retain much of their architectural integrity.

'The Cock Inn' (now known as the Topsy Fox Public House): Grade II listed

- 4.5 Within the application site is 'The Cock Inn', which is now known as the Topsy Fox. The heritage asset benefits from extensive boundary screening to its northern and western boundaries (combining a painted timber fence and extensive tree cover). Its principal east and south elevations are more visually prominent in views from Worthing Road and the car park in the south-eastern part of the application site. In this regard, the siting of the bus and single-storey stand-alone brick faced kitchen building are such that they are not visually apparent in views of the principal frontages (i.e. the east, north and south elevations). Similarly, the nature of the children's play area is such that it is not overly apparent visually in views from Church Lane.
- 4.6 The bus is largely concealed in views from Worthing Road, given its location within the site. The siting of the bus (to the rear the main Topsy Fox building) is also such it is not overly prominent visually in the context of the principal east, north and south elevations. The bus is also finished in a muted anthracite colour which, combined with its location, lessens its apparentness visually. Similarly, the set back of the bus from the northern boundary of the application is sufficient to ensure that it is not overly evident visually in views of the heritage asset from Church Lane. With the above in mind, while there will be some harm associated with the bus on the setting of the heritage asset this is considered to be limited (less than substantial at the lower end of the scale). The harm identified would be outweighed by the community benefits associated with the proposal (as outlined in the supporting statement provided by the applicant as part of the planning application).
- 4.7 The single-storey kitchen building is restrained in height and footprint terms and is sited to the west of the bus. In this regard, it will not be apparent visually in the context of the principal east, north and south elevations. Its location and materiality (brick) are also such that it does not adversely impact on the setting of the heritage asset in views from the west and south-west (i.e. from within the garden area). While there is some inter-visibility between the single storey building and the heritage asset, this is largely limited to the garden area. The brick structure is viewed in the context of the west elevation to the heritage asset, which has seen notable change during the 20th century (i.e. north-west and south-west single-storey additions). In this regard, its muted materiality, placement and restrained scale will cause a very low level of harm (less than substantial at the lower end of the scale) to the setting of the heritage asset. The harm identified would be outweighed by

the community benefits associated with the proposal (as outlined in the supporting statement provided by the applicant as part of the planning application).

- 4.8 The nature of the children's play area is such that it is not overly apparent visually in views from Church Lane (Plate 3). While the top of the play equipment can be seen from the road, they are not highly prominent in the context of the heritage asset to the east. The existing timber boundary fence largely conceals this area and, combined with the area's separation from the main building ensures that there will be no adverse harm to the setting of the heritage asset.
- 4.9 Overall, the bus and brick structure are evident in views of the heritage asset from the garden area to the west and south-west. These views are limited, and the new elements are seen in the context of the altered west elevation (i.e. the principal east, north and south elevations would not be impacted visually). For this reason, the harm to the setting of the heritage asset is at the lower end of less than substantial harm scale (i.e. a minor level of harm).

Listed buildings in wider vicinity

- 4.10 The other listed buildings identified in Figure 2 and paragraph 3.14, are considered to be of sufficient distance from the application site to ensure that their settings will not be impacted by the proposal. There is no inter-visibility between these heritage assets and the application site.



Plate 11 View of the bus and single-storey brick building taken from the southern end of the seating area (looking north).

5.0 Summary and Conclusions

- 5.1 In summary, the proposal is broadly compliant with the relevant heritage paragraphs contained in Section 16 of the NPPF 2021 and relevant local heritage policy including Policy 34: Heritage Assets and Managing Change within the Historic Environment of the *Horsham District Planning Framework* (HDPF 2015).
- 5.2 The Grade II listed 'The Cock Inn' (The Topsy Fox – NHLE no. 1027042) is located within the application site. The heritage asset occupies a prominent corner site, with a car park located to its south. The principal east elevation fronts Worthing Road and is evident in more immediate and longer views along the road. Overall, the bus and single-storey brick building cause some harm to the setting of the heritage asset. Both elements are evident in views of the heritage asset from the garden area to the west and south-west, but are largely concealed in key views of the principal east elevation. The new elements are seen in the context of the altered west elevation (i.e. the more prominent principal east, north and south elevations would not be adversely impacted visually). For this reason, the harm to the setting of the heritage asset is at the lower end of the less than substantial harm scale (i.e. minor level of harm). The harm identified would be outweighed by the community benefits associated with the proposal (as outlined in the supporting statement provided by the applicant as part of the planning application).
- 5.3 Within the wider vicinity of the application site is 'Jasmine Cottage' (Grade II listed – NHLE no. 1193754) located approximately 270 metres to the north, the 'Holy Innocents Church' (Grade II listed – NHLE no. 1259780) located approximately 380 metres to the north-west, 'Southwater House' (Grade II listed – NHLE no. 1409948) located approx. 420 metres to the north-west and 'Vicarage Cottage' (Grade II listed – NHLE no. 1027059) located approx. 425 metres to the north-west. These heritage assets are considered to be of sufficient distance from the application site to ensure that their settings will not be impacted by the proposal. There is no inter-visibility between these heritage assets and the application site.

Sources

Cartographic

1875 Ordnance Survey Map

1897 Ordnance Survey Map

1911 Ordnance Survey Map

1961-2 Ordnance Survey Map

1977 Ordnance Survey Map

1994 Ordnance Survey Map

2006 Ordnance Survey Map

2021 Ordnance Survey Map

Websites

Heritage Gateway - www.heritagegateway.org.uk

Historic England - The National Heritage List for England - historicengland.org.uk/listing/the list