

~ LAND NORTH OF 1 JOLESFIELD COTTAGES ~

PARTRIDGE GREEN, HORSHAM, WEST SUSSEX, RH13 8JT

Outline planning permission for nine residential dwellings

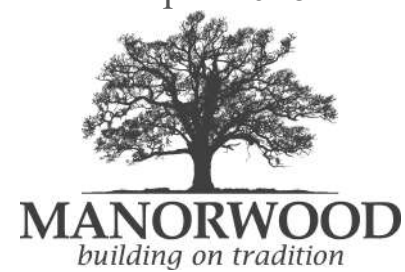
HERITAGE STATEMENT



Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

April 2026



ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Heritage Consultant, Natalie Aldrich and reviewed by Ben Kirk, Managing Director..

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has over 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to be submitted in relation to an outline planning application for development of nine dwellings on land north of 1 Jolesfield Cottages, Partridge Green, Horsham, RH13 8JT (hereafter 'the application site').
- 1.2 The application site comprises c.0.85 hectares of undeveloped land located to the north of Jolesfield Cottages and east of Jolesfield (B2135). To the east and northeast are Jolesfield Common and Jolesfield Allotments respectively.
- 1.3 An outline planning application was submitted to Horsham District Council in February 2026 (reference DC/26/0262). The LPA's Conservation Officer was consulted on the proposed scheme and considered that there would be impact within the setting of the listed building and requesting an assessment of the impact prior to determination of the application. This Heritage Statement has been commissioned to assess the listed building, its setting and impacts of the proposed scheme. It is understood that the Conservation's Officers comments refer to the Grade II listed Midway House (listed as Medway House) which is located to the west of the B2135, c.25m west of the north-west corner of the application site. Throughout this report, the listed building is referred to as Midway House except where discussion relates to its historic development and alternative names.
- 1.4 This Heritage Statement includes an assessment of the listed Midway House, identifying its heritage value, or significance, and how its settings may contribute to significance. It assesses if and how the application site contributes to setting and significance.
- 1.5 The report also includes an assessment of impact, which evaluates the potential effect of the proposed scheme on the significance of Midway House including the contribution made by its setting. It sets out any mitigation measures incorporated into the scheme which seek to minimise or remove any adverse impact. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.6 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024) as has the National Heritage List for England (NHLE). Historic maps have been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.7 A site visit and walkover was completed in March 2026 to provide an understanding of the application site, Midway House, and the relationship of the application site with Midway House. The site visit and walkover was limited to publicly accessible areas only.
- 1.8 The remit of this Heritage Statement is the built historic environment. It does not include any below ground archaeological assessment.



Location of the application site (red boundary) and Midway House (after Historic England)

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 Midway House is a statutory Listed Building which was designated in November 1980. It is listed as Medway House, a name which it appears to have been called according to some sources, in the past. The listing reads:

MEDWAY HOUSE

Location Church Road, Partridge Green

District Horsham (District Authority)

Date Listed 28 November 1980

List Entry No 1181651

Grade II

Description Dated 1787. Two storeys and attic. Two windows. One dormer. Red brick and grey headers. Tiled roof. Glazing bars intact. Modern Georgian doorway. Tablet over with the date and the initials B. T. A.

- 2.2 A review of the NHLE and the West Sussex HER (via Heritage Gateway) indicates that no further known heritage assets are sensitive to the proposed scheme.



East elevation of Midway House (c) Historic England image

3 PROPOSALS

- 3.1 The proposal is for the development of nine residential dwellings within the application site, with all matters reserved save for access. An illustrative layout plan of the proposed development was submitted as part of the planning application.
- 3.5 The proposals and their potential impact on the significance of the designated heritage assets in the vicinity are assessed in Section 6 of this report.
- 3.6 Accompanying documents and plans should be read in conjunction with this Heritage Statement.



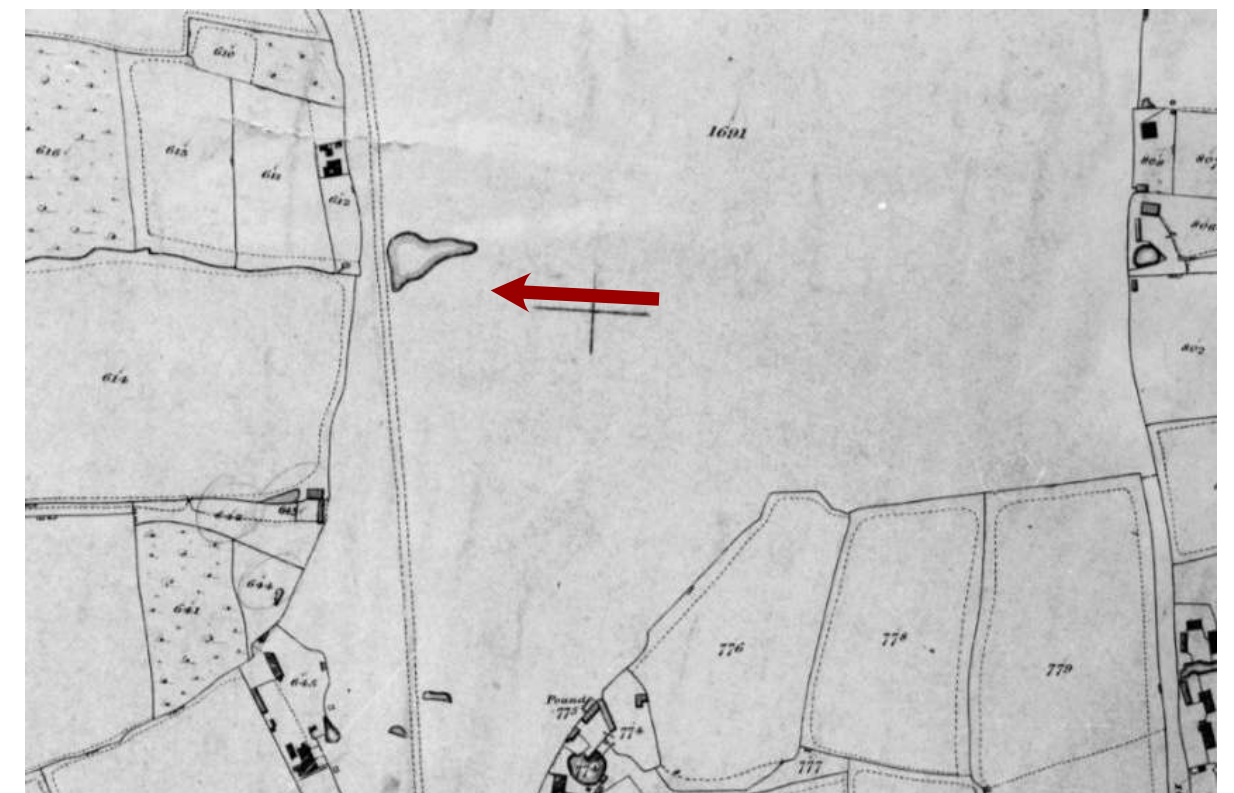
Illustrative layout of potential development of nine residential dwellings

4 HISTORIC CONTEXT

- 4.1 This section provides the historic context and evolution of the application site and its vicinity based on desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 Jolesfield is in the parish of West Grinstead, the settlement which today lies c.1.5km north-west of Jolesfield which lies to the north of Partridge Green. In the early medieval period, settlement in the area was scattered which was characteristic of the Weald. By the 18th century, separate settlements of Jolesfield, Littleworth and Partridge Green had been established, with the hamlets dominated by adjacent common land. Farmhouses such as at Joles Farm (West Sussex HER reference MWS11616) and Blanches, which have both been dated to the 16th century, were located surrounding the unenclosed common land.
- 4.3 An Act of 1764, provided for the route between Horsham in the north and Steyning in the south to be turnpiked, and the route from Knepp Castle via Jolesfield and Partridge Green to Ashurst was turnpiked. The route from Knepp Castle to Jolesfield has existed since at least 1635. The impact on the settlement of Jolesfield was minimal as by 1840 only c.15-20 houses existed around the Common.
- 4.4 Beyond the earlier farmhouses and farmsteads to the south and east of the Common, there were a number of cottages adjacent to the Common. The late 18th century Midway House had been built in 1787 to the west of the Common, west of the turnpike road which led south to Partridge Green and beyond. Today this route is the B2135, to the east of Midway House.
- 4.5 Called Shop House in the 18th and 19th centuries, Midway House is contemporary with the turnpiking of the road and served travellers on the turnpike. Its name may have been replaced when it was no longer in use as a shop and may references its location midway along the turnpike route between West Grinstead and Partridge Green.
- 4.6 The Ordnance Survey Drawing of 1806 illustrates the common land east of the turnpike road, with a linear settlements form along the west side of the Common. The farmsteads of Haynes (West Sussex HER reference MWS11208), Neads, Blanches, and Joles (not labelled) were located around the Common, which was also surrounded by enclosed fields.
- 4.7 The Tithe map for the parish of West Grinstead in the 1840s illustrated the location of these cottages and farmsteads, with the Common in between. At that time, the Common extended to 76 acres and was owned by the Moak Bridge Canal Company. To the west, Midway House, recorded as a 'House and Garden' was owned and occupied by John Coates; he also leased three parcels of land to the west. John Coates was recorded in the 1841 Census Return as a shop keeper at Shop House which indicates the 1787 house was in commercial use at that time.



Extract of Ordnance Survey Drawing, West Grinstead, 1806, indicating the approximate location of the application site (WikiMedia Commons)

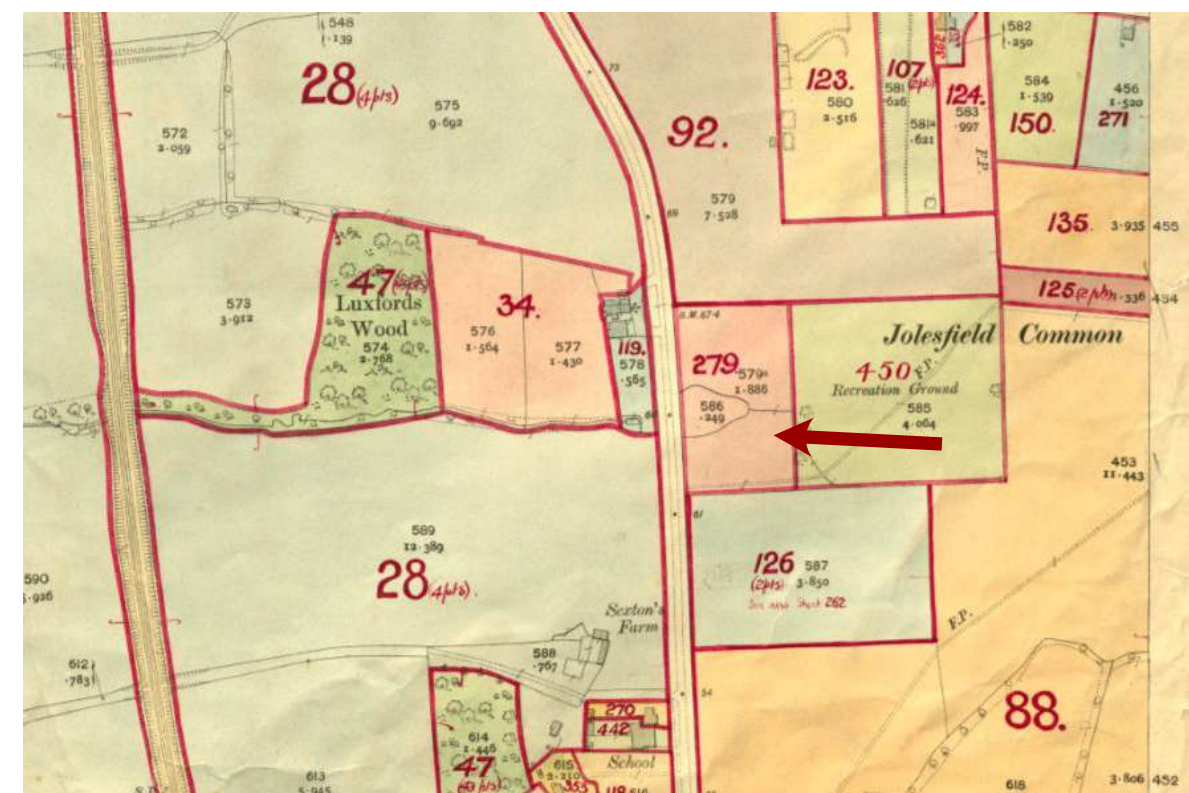


Extract of Tithe map for the parish of West Grinstead, c.1840, indicating the approximate location of the application site (The Genealogist)

- 4.8 In 1861 the Horsham to Shoreham railway line was opened and this ran north-south c.320m west of the Common. A station at Partridge Green helped stimulate the growth of that hamlet, but despite the railway and the offer for sale of land at the Common in the 1860s, Jolesfield remained small; a school house (now three properties) had been built by 1875 as had Jolesfield House, but the hamlet was dominated by the farms and Common.
- 4.9 In 1872 Jolesfield Common was enclosed. The Ordnance Survey map of 1879 indicates much of the land remained as rough pasture, although an area set aside as a recreation ground has been created.
- 4.10 By the second decade of the 20th century, still little growth had occurred in Jolesfield. The Valuation Office Survey of 1910-1915 recorded the division of the Common, detailing who owned what land and what it was worth, in a similar way to the Tithe map of the 1840s. The Common was in various ownership, with the land of the present application owned by John Burdfield Jnr. It comprised of 2 acres and was described in 1912 as 'Piece of grass land. Jolesfield Common', with a value of £130. To the west, Midway House was recorded in 1913 as being occupied by H. Sherrell, although it was owned by Charles Sendell of Rudgwick. Sherrell had lived there since 1908. The Valuation Office Survey recording appears to have first listed Midway House as 'Midway House, House and Shop' before being revised as 'Medway House' and 'House' alone. Herbert Sherrell had been recorded on the 1911 Census Return as a Grocer in Jolesfield, and this reference to a shop accords with the historic use of the building.
- 4.11 Midway House was described in 1913 as 'Brick and tile rough cottage containing Dining Room, Drawing Room, Kitchen, scullery, Passage, 4 bedrooms, Attic. Store House, coals, coach house, store and woods.'
- 4.12 The Ordnance Survey map of 1939 illustrated the gradual development of Jolesfield within the former Common, as a result of the sale of land holdings in the later 19th century. The land holdings had been further divided to create individual and semi-detached properties along the roads including the former turnpike road, and included Jolesfield Cottages south-east of Midway House. The map of 1939 also records three small separate structures north of Jolesfield Cottages within the current application site. Details of their function or association with other buildings are not provided and they were not noted on earlier mapping or the Valuation Office Survey. The two northern-most structures appear on post-war mapping, although these maps were based on surveys of the 1930s, and they had been removed by the end of the 20th century.
- 4.13 A limited number of further properties were constructed in the 1950s and 1960s along the main road south to Partridge Green, which itself had grown to a greater degree and remains the main settlement centre of the parish. To the north-east of Jolesfield Common, Littleworth expanded in the second half of the 20th century along the road south from the hamlet to Partridge Green and west from Littleworth along Mill Lane, south of the former brickworks.



Extract of Ordnance Survey map, 1875 (published 1879) indicating the location of the application site (National Library of Scotland)



Extract of Valuation Survey Office mapping, 1910-1915 indicating the location of the application site (The Genealogist)

- 4.14 For much of the 20th century, the former Common remained largely undeveloped, however the land was subsumed into the wider agricultural landscape, with the plots of land in different ownership. In 2009 one of the plots, south-west of Littleworth, was modified to use as allotments for locals.



Extract of Ordnance Survey map, surveyed 1938, published 1939 indicating the location of the application site (National Library of Scotland)



Aerial imagery of Jolesfield and the application site, 2009 (c) Google Earth Pro

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal. The following section is an assessment of the significance of the heritage assets in proximity of the application site which may be considered sensitive to the proposed development
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. 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.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, 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 (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

MIDWAY HOUSE, LISTED AS MEDWAY HOUSE

ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 The late 18th century Midway House may retain historic fabric or fixtures and fittings which relate to its original and past use and which can inform an enhanced understanding of its commercial history and place in the community. The current residential use and modernisation of the building is likely to have impacted this potential however. The historic structure may hold evidence of the buildings construction and further research may increase our knowledge of its origins, however this level of archaeological interest is deemed to be limited.

ARCHITECTURAL AND ARTISTIC INTEREST

- 5.9 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution. Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.10 The late 18th century architectural form of the building is expressed in its main (east) elevation, facing the road. The proportions and symmetry of this elevation reflect the period of construction. It is possible that further details to the rest of the building internally or externally indicate the buildings original design or use which would inform its architectural or artistic interest; access to the interior and grounds of the building to inform this assessment has not been possible.

HISTORIC INTEREST

- 5.11 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.
- 5.12 Constructed in 1787, Midway House was originally called Shop House and served the local community; it was recorded as such into the 20th century. Its location on the turnpike road would have supported the building and its occupants as a commercial enterprise. At a local level it holds historic interest, however as a private residence today, its historic relationship with the wider community and travellers on the turnpike route has been lost.
- 5.13 As an example of a late 18th century building, it is similar to many others, although its original function adds some interest.

SETTING OF THE HERITAGE ASSET

- 5.14 Annex 2 of the NPPF (2024) defines the setting of a heritage asset as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

- 5.15 Midway House is legible as a somewhat detached and separate entity in relation to the hamlet of Jolesfield. Its location to the north of the rest of the hamlet, allows it to be appreciated as a standalone building and curtilage which reflects its heritage and the limited growth and evolution of Jolesfield and its context as separate to Partridge Green and Littleworth.
- 5.16 The main road (B2135) which runs north-south past Midway House to the east plays a significant role in its setting and reinforces the separate nature of the building in relation to nearby properties. Furthermore, the association of Midway House with the main road, which derived from an earlier route and was turnpiked in the same period as the building was constructed, has historically formed part of the history of Midway House and its original function. Its original use as a shop would have been in part based upon the activity along the road and the communication links of the hamlet. As such, the road has always had a strong connection to the building and its understanding.
- 5.17 The strong hedge and tree lines which partially surround the curtilage of Midway House further contain it and enhance its separate nature. It is partially screened on the approach from the south, and on the approach from the north, the hedge lines along the road to both east and west are highly legible fronting the road and footpath, helping to further demarcate Midway House from the wider landscape. To the north-east, the agricultural landscape beyond Jolesfield is more readily appreciable as one passes the application site and Midway House.



View north along B2135 towards Midway House from outside Jolesfield Cottages



The application site from the south-east, looking towards Midway House (not visible)



View south along B2135. Midway House is to the right of image and the application site is to the left (behind the sign)

- 6.1 This section appraises the impact of the proposed works on the significance of the Midway House as assessed in Section 5, by way of impact upon its setting.
- 6.2 The proposed development comprises the construction of nine residential dwellings.
- 6.3 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.

IMPACT OF THE DEVELOPMENT ON THE SETTING OF HERITAGE ASSETS

- 6.4 Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition) guidance recommends a proportionate, step-by-step approach to assessing how development might affect heritage assets and their settings, ensuring that any change is based on a clear understanding of significance and is managed in a way that avoids or minimises harm.

Steps 1 and 2: Identify which heritage assets and their settings are affected, and assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

- 6.5 The only heritage asset considered sensitive to the proposed development is the Grade II listed Midway House (listed as Medway House). the special interest, or significance, of Midway House set out in this report is based on documentary evidence, past assessments and an understanding of the building from the public highway. No access to the interior of the building or its grounds has been possible. On this basis, Midway House is considered to possess limited archaeological interest, with some architectural interest derived from its legibly intentional design which reflects its construction period. It possesses historic interest based on its function in serving the community and travellers along the turnpike road, although this association has been lost more recently.
- 6.6 The association of Midway House with the turnpike road which is the B2135 today contributes to the historic interest of the building and continues to contribute to its setting. The relatively busy route partially defines its setting and its location adjacent to the road plays a significant role in understanding the building as a semi detached part of the hamlet of Jolesfield.
- 6.7 The application site makes no meaningful contribution to the setting of Midway House in that there is no currently understood relationship of the land with the building; in different ownership as the records attest, the land formed part of Jolesfield Common which predates Midway House. Midway House was historically and originally associated with the road which partly passed through the Common historically; the location of the building relates to the road rather than the Common as historic mapping infers.

- 6.8 Today, the application site, to the north of Jolesfield Cottages does form part of the wider landscape of Midway House. this landscape of agricultural fields, allotments, playing field, and limited built form, allows Midway House to be understood and appreciated as a somewhat detached entity with a link to the road running past its east side, which reflects its historic form and appreciation. It allows its historic interest, and to a lesser degree its architectural interest, to be read.

Steps 3 and 4: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it, and explore ways to maximise enhancement and avoid or minimise harm.

- 6.9 The submitted application is in outline only, with all matters reserved save for access. An illustrative layout within the site, for nine residential units with associated access, parking and gardens was submitted as part of the application. This assessment is based on the submitted application but references the illustrative plans where relevant to discussion.
- 6.10 While the application site does not specifically contribute to the setting of Midway House in terms of its historic, architectural or archaeological interest, it does form part of the landscape which informs its understanding and appreciability as a separate, partly detached element of Jolesfield. As such, development within the application site has the potential to impact the current separate context and relationship of Midway House with its surroundings. This potential impact would be limited at best however in terms of impact on significance by way of impact on setting, as the greater element of setting i the main road as well as the strong landscaping of the curtilage of Midway House and the public highway.
- 6.11 The development of nine dwellings and their associated grounds would result in built form closer to Midway House and its associated activity, which could impact the appreciation of Midway House as a separate entity, separate from the rest of Jolesfield. The change would be relatively minor in nature however, with the main road remaining a clear separating element. The existing boundary treatment of the application site could be retained and enhanced in a way which would limit any sense of encroachment or closer built form, as the hedge and tree lines which bound the application site and the public highway already from part of the setting of Midway House.
- 6.12 The sensitive location of nine dwellings within the application site to avoid a sense of over development or densification could be achieved within the application site, as illustrated in the submission, with two areas of lesser development rather than the whole site being developed with built form
- 6.13 n summary, the proposal for nine dwellings within the site would result in a minor impact on the setting of Midway House by way of an increase in built form in closer proximity of the listed building and the slight erosion of its separateness form Jolesfield. This impact on significance as contributed by setting would be very limited however and could be mitigated to a degree of the considered location of built form within the site, and sensitive use or retention of the existing landscaping and boundary features of the application site.

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

- 6.14 This Heritage Statement includes an assessment of the significance of the heritage assets which may be sensitive to the proposed development. This includes an assessment of their settings and how these contribute to significance. The assessments are proportionate to the asset's importance and sufficient to understand the potential impact of the proposals on the asset's significance, as required under paragraph 207 of the NPPF (2024).
- 6.15 Determining the planning application is undertaken by the LPA. The potential impacts of the proposals on the significance of the listed Midway House should be understood in the context of the outline application and potential to incorporate mitigation measures into any scheme, as well as the limited contribution that the application site makes to the historic, architectural and archaeological interest of the building and its wider understanding of setting.

- 7.1 The application site, east of the B2135, was formerly part of Jolesfield Common and has experienced only limited development in the past. Midway House to the north-west of the application site derives historic interest from its setting, and its setting also allows its architectural interest to be appreciated. Midway House has no direct historic relationship with the land of the application site. The wider agricultural and rural setting of the listed building enables Midway House to be understood as separate from the wider built form of Jolesfield, with a focus within its verdant curtilage and upon the main road, rather than specifically with the wider undeveloped landscape or buildings of Jolesfield.
- 7.2 The proposed development of nine residential dwellings with access of the B2135 south-east of Midway House, has the potential to impact the setting of Midway House and how this setting contributes to the understanding of Midway House as somewhat detached from the hamlet of Jolesfield. While this element of setting is a small part of the wider setting of the listed building and how this contributes to the building's significance, the proposed development would result in some erosion of this setting. Any impact would be minor in nature and could be mitigated through measures such as avoiding any sense of over-development or densification of the site, and retention or enhancement of landscaping to maintain elements of the setting of Midway House, such as the strong hedge and tree lines along the B2315.
- 7.3 The change of the application site from grassland to built form would slightly diminish the sense of Midway House as a building which is clearly distinct from the core of Jolesfield, as a result of residential properties and their associated activity being located in closer proximity. This would slightly alter the historic context of Midway House. This minor erosion of setting would result in a very minor impact of harm to the setting of Midway House and how its setting contributes to its historic interest as well as how it is appreciated in its landscape setting.
- 7.4 Case law has confirmed that the categories of harm recognised in the NPPF are no harm, less than substantial harm and substantial harm (R (oao James Hall and Company Ltd) v City of Bradford Metropolitan District Council [2019] EWHC 2899 (Admin). However, applying the advice in the Planning Practice Guidance that within these categories “the extent of the harm may vary and should be clearly articulated” (Historic Environment Paragraph: 018 Reference ID: 18a-018-20190723), in addition to a narrative description the effects on the significance of an asset can be expressed in terms of a spectrum, such as a moderate level of less than substantial harm, or at the lowest end of less than substantial harm. In determining whether there is harm as a result of a proposed development it is the effect of the proposal as a whole, both positive and negative effects, that is considered.
- 7.5 The proposed development would lead to a minor level of harm to the significance of Midway House as a designated heritage asset, which should be seen as at the lower end of the less than substantial harm in NPPF terms. A sensitively designed detailed scheme for development, according to aspects of local planning policy relating to heritage assets and new development as set out in the Horsham District Planning Framework could further reduce any impact of harm. In instances where less than substantial harm to significance would result, the NPPF (2024) requires that this harm should be weighed against the public benefits of the proposal (paragraph 215).

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Listed Buildings and their settings is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 16(2) states “In considering whether to grant listed building consent for any works the local planning authority or 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.”

Section 66(1) reads: “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.”

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within Horsham District Council's Horsham District Planning Framework.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government's national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 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.”

Annex 2 defines Conservation (for heritage policy) as:

“The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.”

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

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 including, where appropriate, securing its optimum viable use (para 215).

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 (para 216).

LOCAL POLICY – HORSHAM DISTRICT COUNCIL

The site lies within the boundary of the Horsham District Council Authority. The **Horsham District Planning Framework** was adopted in 2015. The following policies within the Planning Framework relate to the historic environment and are relevant in relation to the present proposals:

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

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:

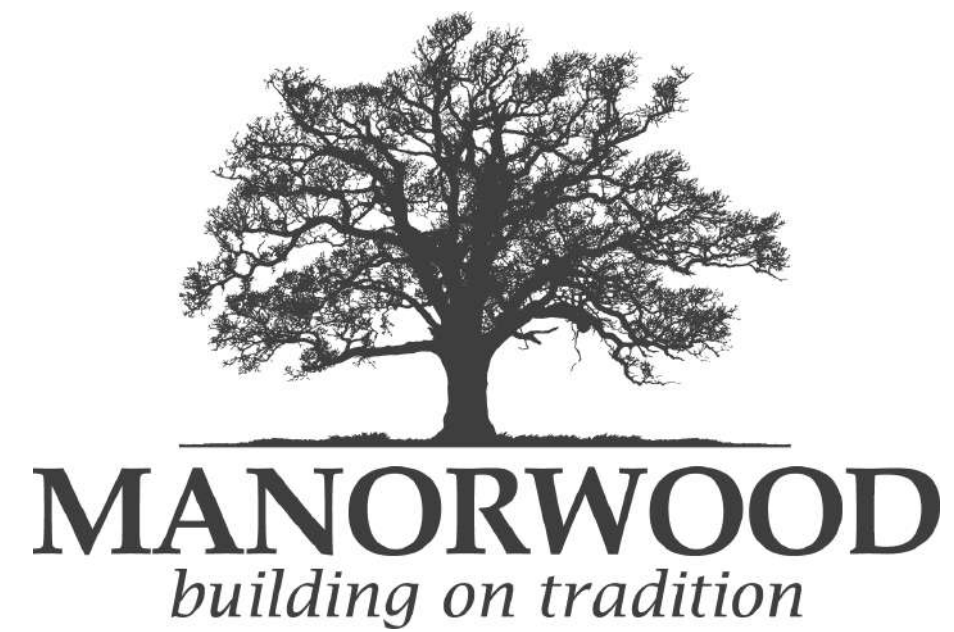
1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;
2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;
3. Reinforce the special character 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.

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:

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.

The **West Grinstead Neighbourhood Plan 2019-2031** was formally made on the 23rd June 2021. No policies within the Plan specifically relate to the historic environment.



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