



Heritage Statement

Employment Land, Mowbray

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Horsham) Limited

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1 Introduction

1.1 Purpose

- 1.1.1 Stantec has been instructed by Legal & General (Strategic Land North Horsham) Limited to prepare a Heritage Statement to accompany the submission of an outline planning application for an employment park in Mowbray (hereafter 'the Site').
- 1.1.2 Paragraph 207 of the National Planning Policy Framework 2024 (NPPF) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this statement.

1.2 Planning Context, Scope and Outcomes

- 1.2.1 In March 2018 the Local Planning Authority (LPA), Horsham District Council, approved an *"outline planning application with all matters reserved except access for a mixed use strategic development to include housing (up to 2,750 dwellings), business park (up to 46,450 m²), retail, community centre, leisure facilities, education facilities, public open space, landscaping and related infrastructure"* (App ref. DC/16/1677; hereafter the 'consented development').
- 1.2.2 The Site formed part of the redline boundary of the consented development, proposed for employment use. The application was accompanied by a Historic Environment Desk-Based Assessment (HEDBA) produced by ASE (2016) and the archaeological resource was addressed through a conditional programme of archaeological fieldwork undertaken in 2016 and between 2022-2023. This comprised both geophysical survey and archaeological evaluation (trial trenching) which recorded evidence of post-medieval and modern activity. No archaeological remains of significance were identified with the Site, and it was concluded to hold a low archaeological potential.
- 1.2.3 The LPA did not request any further archaeological fieldwork or archaeological mitigation for the Site and concluded that the associated conditions were satisfied (DISC/23/0101 and DC/16/1677, Condition 22) by the work undertaken.
- 1.2.4 In October 2025 an application has been submitted for *"construction of Primary Road from the Left-In, Left-Out junction with the A264 (constructed pursuant to Outline Planning Permission DC/16/1677) to Bush Lane (Bridleway 1585), footpaths and cycleways, foul and surface water drainage including a SUDS basin and foul pumping station, landscaping, substations and associated infrastructure"* (App ref. DC/25/1543). This application is for the employment road in the vicinity of the Site. It was granted in July 2026.
- 1.2.5 Considering the above, the scope of this Statement focuses specifically on built heritage. Whilst Condition 22 of the consented development no longer applies to forthcoming application, the findings remain relevant. This Statement will therefore assess the impact of the proposals on built heritage and provide recommendations to mitigate any adverse effects, if required.

1.3 Methodology

- 1.3.1 This Statement will set out a brief history of the Site and its surroundings together with a statement of significance of those heritage assets potentially affected by the proposed development. It will go on to consider the residual impacts of the proposed development within the legislative and planning policy context.



Guidance

- 1.3.2 This Statement has been prepared in accordance with the NPPF and guidance issued both by the Chartered Institute for Archaeologists (CIfA) and Historic England, including Good Practice Advice (GPA) and Advice Notes (HEANs). These are listed in full in the References section of this Statement.

Study Area and Sources

- 1.3.3 A study area comprising the land within the Site and a 1km radius from the site boundary will be used to assess the potential impact arising from the proposals. This is considered an appropriate and proportionate study area in response to the scale and nature of the proposed development, the Site, and its surroundings and is consistent with best practice guidance.
- 1.3.4 This Statement has been informed by desk-top research and a site visit, carried out in November 2025¹. Walkovers of the Site and environs were completed, to confirm the topography and existing land use, the nature of any existing buildings and structures, identify any visible heritage assets (e.g., structures, buildings) and assess factors which may have affected the survival or condition of any known or potential assets. The site visit also extended into the study area, for the purposes of scoping heritage assets, as per Historic England setting guidance.
- 1.3.5 To determine the historic environment potential of the Site, a broad range of standard documentary and cartographic sources were considered. An online search of the National Heritage List for England (NHLE) for designated heritage assets, and the Local Planning Authority (LPA) web resource for non-designated heritage assets was undertaken. Information relating to the built historic environment, aerial photography, and cartographic and documentary material available online was consulted. This has informed the understanding of the Site, its historic context and relevant heritage assets for consideration.
- 1.3.6 This Heritage Statement was compiled using secondary information derived from several sources. The assumption is made that this data as well as that derived from other secondary sources, is reasonably accurate.
- 1.3.7 Archival material relating to the Site and study area was consulted in person at West Sussex Record Office. Whilst there may be other material held in private collections, local repositories, and the National Archives, it was not possible to view these as part of the assessment, and this is not considered proportionate to the nature of the proposed development.

Definitions

- 1.3.8 Annex 2: Glossary of the NPPF 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. It includes designated and assets identified by the local planning authority (including local listing).”*
- 1.3.9 Heritage significance is defined in Annex 2 of the NPPF (2024) 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.”*
- 1.3.10 The NPPF definition of significance further guides that in the planning context, heritage interest may be archaeological, architectural, artistic, or historic. The definitions are provided in the updated Planning Practice Guidance (PPG).
- 1.3.11 In relation to designated heritage assets, the assessment considers the contribution that setting makes to the overall significance of the asset. The setting of a heritage asset is

¹ As there have been no material changes to the baseline conditions of the Site, a further site visit was not considered necessary to inform the latest update to this Statement. The update is limited to minor amendments to the description of the proposed development.



described in Annex 2 of the NPPF 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.”*

- 1.3.12 Setting is the way in which the asset is understood and experienced. It is not an asset in itself and differs from curtilage (historic/present property boundary); context (association with other assets irrespective of distance) and historic character (sum of all historic attributes, including setting, associations, and visual aspects).

Assessment of Significance

- 1.3.13 The assessment of significance of the identified heritage assets follows the heritage interest-led approach set out in the NPPF, comprising archaeological, architectural, and historic interest. This has been guided by the definitions provided in the updated 'Planning Policy Guidance' (2014).
- 1.3.14 The assessment of significance is also informed by Historic England's Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision Taking in the Historic Environment' (2015) and 'Advice Note 12: Statements of Heritage Significance – Analysing Significance in Heritage Assets' (2019) which provide general advice on assessing significance to ensure heritage statements meet the requirements of the NPPF.
- 1.3.15 The heritage interest of an asset's physical presence is assessed in terms of attributes identified in statutory criteria, general principles for selection (DCMS 2013 and 2018), selection guides published by Historic England, and regional research agendas.
- 1.3.16 The contribution of a given site or application area to an asset's significance is assessed in order to provide a basis for assessing the sensitivity of the heritage asset to change within that specific area. Although non-designated heritage assets are not considered to be of sufficient interest to merit formal designation, they are still considered an important feature of the local built environment and thus requires consideration as part of the planning process in line with paragraph 209 of the NPPF.
- 1.3.17 The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets' (GPA3, 2017). These stages are:
- **Step 1:** Asset Identification. The NPPF requires an approach that is proportional to the significance of the asset, and for this reason only the settings of the most sensitive (i.e., designated) heritage assets are considered in this assessment. A scoping exercise filters out those assets which would be unaffected, typically where there are no views to/from the site.
 - **Step 2:** Assess the contribution of setting. This stage assesses how setting contributes to the overall significance of a designated asset.
 - **Step 3:** Assess Change. This considers the effect of the proposals on asset significance. It is noted however that it can be difficult to quantify such change to the overall significance of a designated heritage asset (for example, significance would rarely be downgraded from 'high' to 'medium' due to changes in setting). For this reason, the impact is reported in this assessment in terms of the extent to which the proposals would change how the asset is understood and experienced (in terms of no harm, less than substantial harm, substantial harm or total loss of significance).
 - **Step 4:** Mitigation. This explores the way to maximise enhancement and avoid or minimise harm. This is typically considered at the design stage (i.e., embedded design mitigation).



- **Step 5:** Reporting. Making and documenting decisions and outcomes. This reports the assessment of effects.

Assessment of Harm

- 1.3.18 Professional judgement is used to consider the impact of future development on the significance a known or potential heritage asset. When assessing harm, it is the degree of harm to the asset's significance that is to be assessed, rather than the scale of development. Harm can arise as a result of direct and indirect impacts to heritage assets, for example through physical alterations or through development within their setting.
- 1.3.19 Harm is assessed in NPPF terms as 'no harm,' 'less than substantial harm', 'substantial harm' or 'total loss of significance.'

1.4 Policy and Legislation

- 1.4.1 A summary of the legislative and policy framework is set out below. Full details are provided in **Appendix A**.
- 1.4.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 sets out the legal requirements for the control of development and alterations which affect Listed Buildings or Conservation Areas (including buildings of heritage interest which lie within a conservation area).
- 1.4.3 The NPPF sets out Government planning policy with Chapter 16 providing policy guidance for conserving and enhancing the historic environment. The guidance recognises the importance of preserving assets in a manner appropriate to their significance and guides that any harm or loss to significance should require clear and convincing justification. Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).
- 1.4.4 Planning policy is outlined in the Horsham District Planning Framework (2015) with policies relevant to the historic environment comprising Policy 34 – Heritage Assets and Managing Change within the Historic Environment. General references are also found in Policy 2: Strategic Development, Policy 32: The Quality of New Development, and Policy 33: Development Principles.

2 Site Analysis

2.1 Site Description

- 2.1.1 As illustrated on **Figure 1**, the Site comprises 17.21 hectares (ha) of land split across five parcels of land, north and south of the railway line (centred approx. on National Grid Reference: 519855 133274; **Photograph 1-3**). It is bound to the north/northeast by Channells Brook, Wimland Road to the southeast and Crawley Road (A264) to the south. The land use is agricultural, comprising predominately arable and pastoral land, with woodland on the peripheries. Field boundaries comprise both hedgerow and mature trees. Situated in the basin of the valley of Channells Brook, the topography undulates, rising gently from 55m in the north to 65m above Ordnance Datum in the southeast.
- 2.1.2 The immediate surroundings of the Site are characterised by agricultural land interspersed by mature woodland belts. This area is, however, subject to ongoing redevelopment with new housing expanding from the west. The former village of Little Haven, now part of Horsham, is situated to the southwest beyond the A264.

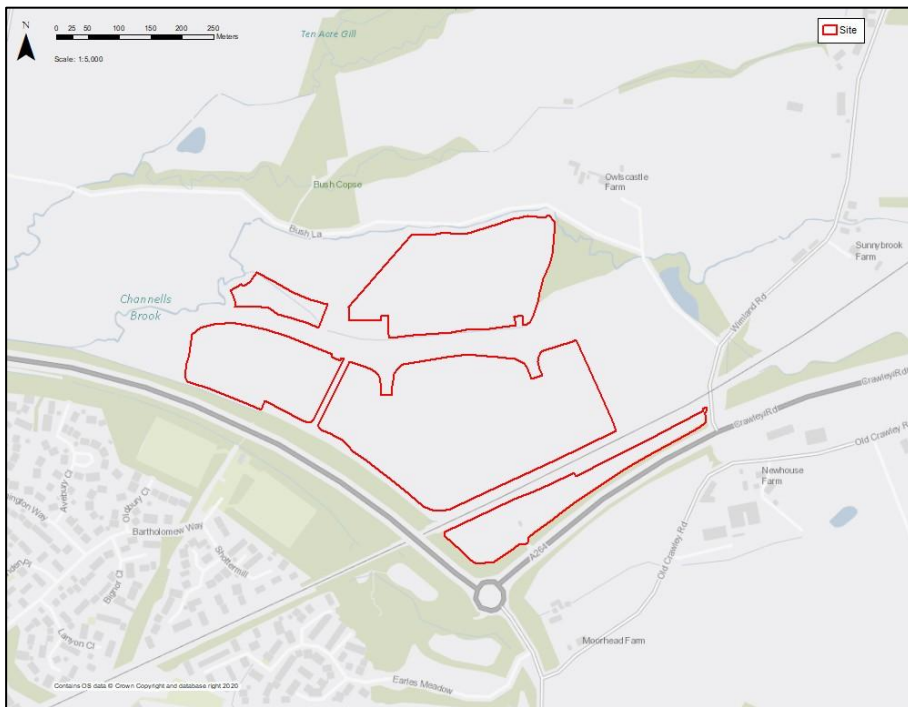


Figure 1. Site Location



Photograph 1. Illustrative view of Site



Photograph 2. Illustrative view of Site



Photograph 3. Illustrative view of Site

2.2 Historic Baseline

Historic Overview

- 2.2.1 The Site forms part of a wider landscape which has been important for settlement and occupation from the post-glacial hunter-gatherer period onwards. During the later prehistoric period the landscape was covered in dense forest with settlement concentrated around the edge of the High Weald. The forest is recorded in the early medieval period as *Andredeswald* and was an important area of seasonal swine pastures established as extraterritorial parcels of land associated with parent manors situated on better soils elsewhere in the region. Hawkesbourne originated as a detached tithing of the manor of Applesham near Steyning and much of the existing road / footpath network originated in this period as droveways.
- 2.2.2 There is limited evidence available about early medieval occupation in this period and Horsham is not recorded in the Domesday Survey of 1086 (Palmer and Powell-Smith 2016; Lambert n.d.). Despite this, pre-Conquest charters do indicate the presence of a settlement and by the 10th century the parish of Horsham had begun to derive (Harris 2004). The settlement pattern was characterised by areas carved out of the woodland, with irregular field systems and dispersed hamlets and isolated farmsteads.
- 2.2.3 By the medieval period the Site formed part of the manors of Horsham and Hawesbourne with the landscape defined by natural boundaries, such as watercourses and hedgerows, alongside trackways and lanes. The manor of Hawkesbourne dates from the 11th century and descended with Applesham into the 13th century. A park is recorded in documentary sources in the 14th century with a manor house, location unknown, through to the 16th century. Holbrook is recorded in the 13th century although little is known about its origins and development throughout the medieval period; the 17th century Moated House c. 640m to the west of the Site is suggested to have occupied an earlier moated site dating from at least the 15th century. The economy of the area was reliant on agricultural activity during the medieval period, mainly comprising pastoral farming as the soilscape was unsuitable for arable farming. As such, the landscape was not characterised by an open field system, but rather irregular assarts with patches of common demesne, mills, small settlement foci and areas of common grazing (Archaeology South-East 2016).

- 2.2.4 During the medieval period the landscape to the southeast of the Site formed part of the manor of Roffey which is recorded from the 15th century onwards. Comprising a park and manor house, possibly located on the extant Roffey Place. Roffey Park is identified as a non-designated historic parkland, located over 80m southeast of the Site.
- 2.2.5 During the post-medieval period Horsham functioned as a market town, with its layout influenced by the medieval period surrounded by expanding suburban development. Its wealth grew and by the 18th century it was referred to as the Metropolis of the Weald. Its wealth was a culmination of the presence of large barracks and the holding of assizes. By the 19th century with Chichester, it formed the county town of West Sussex (Archaeology South-East 2016).

Historic Landscape Context

- 2.2.6 During the post-medieval period the agricultural landscape comprised small irregular fields with surviving areas of woodland left as shaws, managed through coppicing, with the woodland an important contributor to the local economy. The West Sussex HLC, as illustrated on **Figure 2** below, demonstrates that the Site comprises modern field amalgamations, created as a result of post-war reorganisation, removing a former assarted landscape of medieval origin with later, early 19th century, enclosures. Further alteration was caused by the expansion of Horsham in the 19-20th century and the construction of the extant railway and road network. Agricultural activity in the area predominately comprised pastoral farming, poultry, market gardening and fruit. As illustrated on **Figure 2**, a surviving area of woodland is present immediately to the northeast / east and place name evidence attests to the rural character with the farm to the northeast of the Site, 'Owlscastle', suggested to refer to a smuggling route or isolated building haunted by owls.

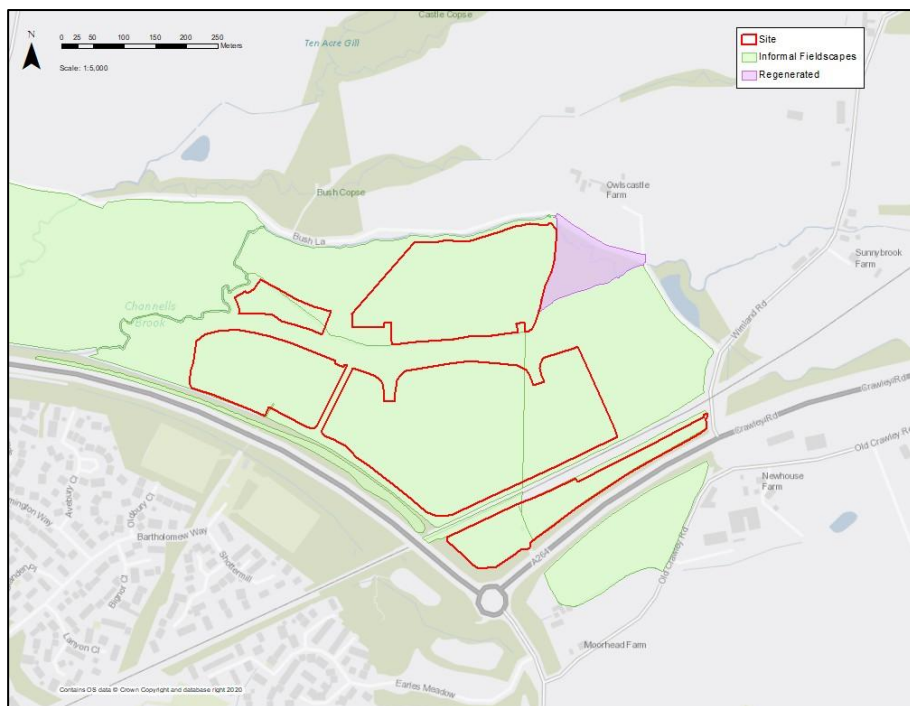


Figure 2. Historic Landscape Character Data

Map Regression

- 2.2.7 Whilst early county maps for West Sussex illustrate the rural character of the landscape, they do not provide a detailed depiction of the Site. Budgen's map of Sussex (1724)² records the Site as woodland, with Roffey Place to the southeast. The field system within the Site is depicted on Garner and Gream's 1795 map of Sussex³, although the composition of the fields

² Not reproduced.

³ Not reproduced.

is unknown. Built form is recorded in the location of the present-day Owlcastle Farm and Bush Lane, a former access route, is recorded in the environs to the east.

- 2.2.8 The Horsham Inclosure Map of 1812-1813 (**Figure 3**) records the post-medieval landscape character with the Site under woodland, arable, pastoral and meadow land. This map demonstrates the landscape character prior to the construction of the railway and a comparison of this, and later maps demonstrates the effect the railway had on the overall field system pattern, size and layout. The Site is illustrated in the early 19th century as an irregular arrangement of small fields, which by the mid-19th century had been subsequently enlarged. The rural road network character is recorded on this early map, and despite the construction of the railway, survives in the extant route of Wimland Road and Old Crawley Road. The Parish of Horsham Tithe Map of 1844 (**Figure 4**) records the majority of the Site held by the Duke of Norfolk and occupied by David Lovegrove, with it forming part of the agricultural landholding of Newhouse Farmhouse to the southeast. Woodland is depicted along several of the perimeter internal field boundaries.
- 2.2.9 Ordnance Survey (OS; **Appendix B**) maps from the late 19th century onward illustrate the Site as part of an undeveloped agricultural landscape located to the north and south of the railway. The Site remains much of its earlier character in the 1870s, but had been subject to field boundary reorganisation, with former internal field boundaries in the central and eastern extent of the Site removed to create larger units. No further change is recorded until the late 20th century, with OS maps from the 1970s onward depicting further field boundary reorganisation. The existing character in the southern extent of the Site, south of the railway, was established by the 1990s. The presence of the overhead cables and pylons through the Site and its environs are recorded from the late 20th century onward, with the construction of the extant A264 a late 20th century addition to this environment. Its construction defined the boundaries of the Site. These records accord with the historic landscape character data discussed above.
- 2.2.10 Sales particulars held at West Sussex Record Office from the 1970s, records part of the Site held by Newhouse Farm, under arable and grass land, with the northwestern extent of the Site forming part of Owlcastle Farm's arable landholding. The land all formed part of Newhouse Estate.



Figure 3. Extract from the Horsham Inclosure Map



Figure 4. Extract from the Parish of Horsham Tithe Map

2.3 Heritage Designations

- 2.3.1 Heritage assets may comprise buildings, structures, monuments, or heritage landscape within or immediately around the Site, identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest.

Designated Heritage Assets

- 2.3.2 Designated heritage assets include Listed Buildings, Scheduled Monuments, Conservation Areas, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and World Heritage Sites.
- 2.3.3 An initial assessment utilised modern and historic mapping, aerial photography, Google Earth, the National Heritage List for England, as well as the Historic Environment Record to identify which heritage assets lie within the study area may be affected by development within their setting.
- 2.3.4 Following the site walkover and in accordance with Step 1 of the methodology recommended by GPA3, the majority of designated heritage assets within the wider environs of the Site have been scoped out of this assessment as they would not be affected by the proposed development, in terms of material changes to their fabric or changes to their setting that would affect their heritage significance. Due to absence of connectivity, intervisibility, association and relationship, the Site does not contribute to these assets and the change posed to the wider landscape would not harm their legibility, experience or appreciation. This includes the majority of Listed Buildings as shown on **Figure 5**, and two Scheduled Monuments: The Castle Moated Site, 500m ESE of Hawkesbourne Farm (NHLE: 1008050) and Motte and Bailey Castle north of Chennells Brook Farm (NHLE: 1014389).

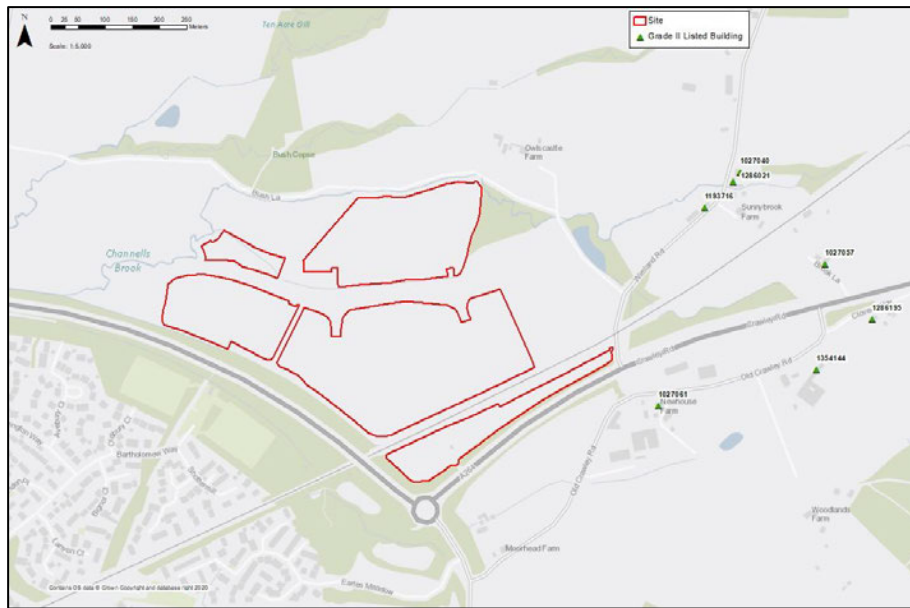


Figure 5. Listed Buildings in a 1km Study Area

2.3.5 The following Listed Buildings (**Figure 6**) have been identified as having the potential to be affected by the proposed development. This has been confirmed through the site visit. Details of the designation entries are provided in full at **Appendix C**.

- Newhouse Farmhouse (Grade II Listed; NHLE: 1027061) c. 120m to the southeast;
- King's Farmhouse (Grade II Listed; NHLE: 1193716) c. 410m to the east; and
- Brook House and Barn (Grade II Listed; NHLE: 1027040 and 1286021) c. 460m to the east.

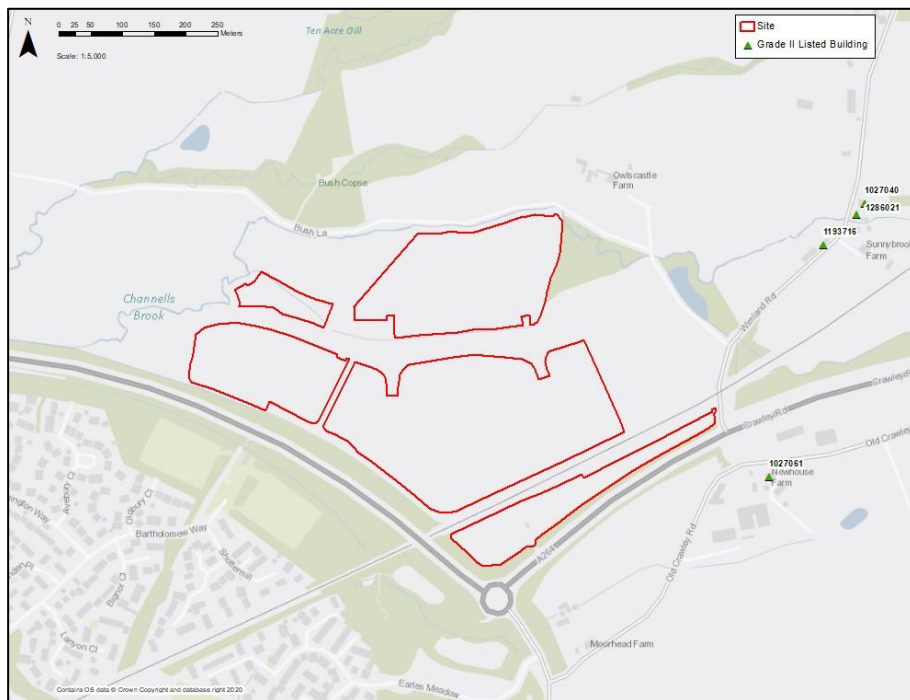


Figure 6. Specific Listed Buildings for Assessment

Non-designated Heritage Assets

- 2.3.6 A Local List for Horsham Town was adopted in 2025. No buildings on the list are located in proximity to the Site (checked November 2025 and June 2026). No further built form was identified as a potential receptor to the OPA and thus requiring assessment as part of this Statement.
- 2.3.7 Roffey Park, identified as a non-designated historic parkland by West Sussex Historic Environment Record, has been subject to further assessment, including a walkover survey undertaken as part of the site visit. This analysis confirmed that the proposed OPA would not result in harm to this heritage asset. The parkland's boundaries are well-defined, with the designated area extending south from Old Crawley Road. Although the Site lies within the broader valley basin landscape to the north, there is no known historical or functional relationship between the two. The Site is situated at a considerable distance from the park's boundaries and occupies an area that has undergone significant alteration, no longer reflecting the medieval or post-medieval landscape within which Roffey Park originally developed.
- 2.3.8 Additionally, modern infrastructure, including the A264 and the railway line, provides a clear physical and visual separation, effectively severing any contribution the northern landscape makes to the wider context. The OPA would not result in any direct or indirect impacts which would harm the significance of this asset. The change to the wider landscape would not affect its legibility, experience or appreciation.

3 Statement of Significance

3.1 Introduction

- 3.1.1 The following section assesses the heritage significance of those designated heritage assets identified in Section 2. It should be read in conjunction with the listing descriptions provided in **Appendix 3**. Historic landscape character is also discussed below.

3.2 Newhouse Farmhouse

- 3.2.1 Newhouse Farmhouse comprises a 17th century, or earlier, timber-framed building which was altered in the 19th century (**Photograph 4**). L-shaped in plan and two storeys in height, the ground floor is faced with red brick. The first floor is tile hung with tiled roof. A bellcast is located between the ground and first floor hiding the bressummer. The building is set facing onto Old Crawley Road, but setback from the roadside beyond a front garden comprising mature hedgerow and wooden fence. Access is afforded via a private driveway to the east and associated agricultural buildings are situated to the southeast and south. The former barn to the southeast has since been extended and converted for use as a farm shop (**Photograph 5**).



Photograph 4. Newhouse Farmhouse

- 3.2.2 Whilst the farmhouse retains a degree of historic and architectural interest evident in its form and fabric, both it and the wider farm complex have undergone successive phases of alteration and development. Consequently, their present character and appearance differ considerably from that depicted on post-medieval cartographic sources. Only a limited number of historic buildings remain, and although these structures continue to share group value and contribute to the legibility and experience of the farm, the historic layout of the post-medieval farmstead is best understood through reference to historic mapping. Whilst the modern agricultural buildings contribute to the functional legibility, they are devoid of any historic architectural or visual interest. In addition, the conversion of the barn to a farm shop, together with associated modern infrastructure such as car parking and private access, has altered the overall experience of the landscape, creating a setting that is now more reflective of a contemporary rural environment.



Photograph 5. Newhouse Farmhouse and Barn

- 3.2.3 As with the farm itself, the associated landholding has also been subject to alteration, with the earlier configuration of the field system best understood through examination of historic maps. Despite the change in field system, the agricultural land to the east and south (**Photograph 6-7**) makes a positive contribution to the setting, and thus significance, as it is illustrative of the relationship between the farm and its working landscape, maintains visual and spatial coherence, contributes to the aesthetic and experiential value and reinforces the historic rural context. Old Crawley Road is also considered to positively contribute to the significance, as it reflects the historic patterns of movement and access through the landscape and its alignment and scale are consistent with a traditional rural lane, thus reinforcing the rural setting of Newhouse Farmhouse. Whilst the undeveloped rural character of the landscape contributes to a sense of tranquillity and openness, this quality is constrained by the adjacent A264 to the north. The road represents a modern intrusion, introducing movement, noise, and artificial lighting that contrast with the more peaceful rural landscape to the south of the farm. In addition, the presence of the railway line beyond the A264 further intensifies levels of activity and noise within the wider landscape to the north.
- 3.2.4 Historic mapping indicates that the Site formed part of the landholding associated with Newhouse Farmhouse in the mid-19th century. Any former contribution to the landholding has since been severed by the construction of the A264 which acts as a clear physical and visual separation, effectively severing any contribution the northern landscape makes to the wider context. The historic field pattern that once defined the setting of the farmstead has been substantially modified. Field boundaries have been removed or realigned, resulting in a more open and regular landscape that contrasts with the smaller, irregular enclosures shown on historic maps. The former relationship between the farmhouse and its historic landholding, together with the organisational pattern of the wider agricultural landscape, is now most clearly appreciable through reference to historic maps, as little tangible evidence survives within the modern environment. There is no connectivity or intervisibility between the Site and Listed Building, or encompassing both, that contributes to the setting or significance of this heritage asset (**Photograph 8**).
- 3.2.5 Given the extent of change to the historic landscape and the prevailing character of the surrounding environment, the Site makes no material contribution to the setting or significance of Newhouse Farmhouse.



Photograph 6. Illustrative view of Newhouse Farmhouse's setting to the south



Photograph 7. Illustrative view of Newhouse Farmhouse's setting to the southeast



Photograph 8. View towards the Site from Newhouse Farm

3.3 King's Farmhouse

- 3.3.1 King's Farmhouse comprises a 17th century farmhouse with later restorations (**Photograph 9**). Two storeys in height, it is constructed of painted brick and weatherboarding. The building is situated adjacent to the roadside of Wimland Road (**Photograph 10**), with associated outbuildings to the north and west. Gardens are situated to the rear (northwest) of the building, with pockets of dense woodland on the peripheries. Historic mapping indicates that the associated landholding during the post-medieval period extended southwest and comprised a single agricultural parcel, with the land beyond Channells Brook under separate ownership and occupation. This combined with the roadside location positioned on a narrow stretch of land between the road and stream, suggests the farmhouse may have evolved as an encroachment (squatter settlement) on a strip of roadside waste rather than as a traditional farmstead. It is recorded as Gibbs Green and part of Horsham Common on maps from the 18th and early 19th centuries.
- 3.3.2 Despite the building continuing to occupy a stretch of roadside land, the surrounding historic landscape character does not reflect that which was present at the time of its development. The area has been subject to field boundary alteration, removal of Brook Lane (historically located to the north) and introduction of the railway. The landscape character is therefore reflective of modern activity.
- 3.3.3 Taking the above into account, the significance of King's Farmhouse derives primarily from its historic and architectural interest, as expressed through its surviving fabric and form. Its setting is defined by its immediate grounds and its distinctive 'island' position between Channells Brook and Wimland Road. There is no known historic or functional association between the Site and the Listed Building, and although both are located along Wimland Road, there is no visual or physical connectivity between them. While the Site forms part of the wider landscape adjacent to the road, it does not contribute to the appreciation or understanding of the Listed Building's heritage interest or setting. The boundary vegetation provides a verdant character but does not meaningfully enhance the significance of the asset.



Photograph 9. King's Farmhouse



Photograph 10. View along Wimland Road from King's Farmhouse to the southwest

3.4 Brook House and Barn

- 3.4.1 Brook House comprises a former medieval open hall which was subject to rear additions in the 16th and early 20th centuries. Its associated Barn is of 16-17th century and has since been converted for residential use (**Photograph 11-12**). The Barn is situated to the south of the House and comprises a C-shaped plan with central courtyard converted as amenity space. Both buildings are set on the east side of Wimland Road, beyond amenity space and decorative planting. Channels Brook flows to the southeast and south, with gardens and woodland to the east.

Heritage Statement

- 3.4.2 Brook House is two storey in height and constructed of red brick on the ground floor with tile hung on the first. The later additions are of red brick. The barn is constructed of a red brick base with tarred weather boarding and tiled roof. Their significance derives from the historic and architectural interest embodied in their fabric and form, the group value they hold collectively, and their evolution from the medieval period onwards.



Photograph 11. Brook House and Barn



Photograph 12. View along Wimland Road from Brook House to the south

- 3.4.3 Historically, these buildings formed part of a post-medieval homestead, with associated outbuildings and landholdings extending to the east and southeast. The historic landscape was characterised by small assart fields, woodlands, and lanes, including Bush Lane and Wimland Road. Formerly recorded as Parson's Farm in the 16th century, the site is also

suggested to have been a focus for a medieval dispersed settlement within the wider agricultural landscape.

- 3.4.4 Over time, the historic landscape has been altered through the removal of field boundaries, resulting in the larger field units visible today, the introduction of the railway and the A264, conversion of land for residential use and the loss of Bush Lane. As a result of their residential conversion and associated changes to the grounds, the buildings also now read as two distinct units rather than a single, cohesive homestead. These alterations have partially disrupted the historic spatial relationships, affecting the perception and experience of the site's original function and character.
- 3.4.5 While elements of the historic landscape remain appreciable in the surviving hedgerow framework, spatial relationship between House and Barn, the course of Wimland Road, and local watercourses, the former character is best understood through historic maps. In its current form, the landscape does not reflect an agricultural medieval setting; although it retains a rural character, this is indicative of contemporary land use rather than historic function. The setting of the buildings is therefore primarily derived from their spatial relationship, curtilage, and position within a rural landscape to the east of Wimland Road.
- 3.4.6 The Site forms part of the wider rural environment to the west, but there is no known historic or functional association with the heritage assets. It does not contribute meaningfully to the significance of the buildings in terms of heritage interest, legibility, or experiential value. On this basis, the Site is considered not to contribute to the setting or overall significance of the heritage assets.

3.5 Historic Landscape Character

- 3.5.1 This section provides an analysis of the historic landscape focusing on place name analysis, historic landscape character and settlement analysis. This section focuses specifically on understanding and assessing the historic landscape to determine its level of legibility and where it is a potential receptor to the OPA.
- 3.5.2 An assessment of the current landscape is beyond the scope and provided in accompanying LVIA documentation. The documentation should be read in conjunction with this assessment.

Topography

- 3.5.3 The topography of the surrounding landscape is characterised by the Faygate and Warnham Vale, together with a series of ridgelines located to the north and south-east of the Site. The Site is located on low-lying land within the vale, with the topography of this area lying between 45 to 95 metres AOD, rising to 120 metres AOD at Hurst and 145 metres AOD along the south-eastern ridge. Beyond this ridge, the terrain falls slightly to the south and east, forming a plateau of undulating high ground between 90 and 130 metres AOD within the High Weald Area of Outstanding Natural Beauty (AONB). The undulating topography combined with vegetation (hedgerows and trees) and pockets of woodland provide enclosure and containment to long-distance vistas across the landscape.

Settlement

- 3.5.4 The surrounding landscape was rural in character, with the landscape to the south forming Horsham Common, used for common pasture. Farmsteads were the predominant building form in the landscape during the post-medieval period, with other built form in the immediate surroundings comprised isolated residential dwellings. Several of these survive as Listed Buildings.

Vegetation

- 3.5.5 The vegetation within the Site comprises open farmland, divided by internal field hedgerows and interspersed with mature trees. Woodland blocks are concentrated along the Channells Brook valley floor, contributing to the varied vegetation structure.
- 3.5.6 The farmland consists mainly of medium to large, irregularly shaped fields used for both arable and pasture purposes. Smaller, more regular-shaped fields and horse paddocks are typically found in proximity to scattered farmsteads and residential properties across the landscape. These are located beyond the Site boundaries.
- 3.5.7 Tree cover is a defining feature, with dense belts of trees located alongside the A264 and within the wider environment around Horsham, Faygate Vale, Hurst Hill and Rapeland Hill. Further substantial tracts of woodland lie to the south-east, forming part of St Leonard's Forest.

Field Name Analysis

- 3.5.8 Analysis of the field names within the Site from the Tithe Map, where known, is provided in **Table 1** below (Spackman 2016). Most field names below do not have habitative names (i.e. associated with settlement) and there is clear reference to agricultural activity.

Table 1. Field Name Analysis

Parcel	Field Name	Analysis
2261	Part of Moorhead Field	Refers to a part of a field with an associated stream or watercourse.
2265	Swan Field	-
2266	Narrow Field	Narrow refers to the character.
2268	Part of Bakehouse Field	Either associated with Bakehouse or a field subject to 'breaking up' to get ready for cultivation
2268a	Part of Bakehouse Field	As above
2270	Alder Mead	Alder refers to either an association with drinking which the reference to mead could support, or places on the side of rivers / streams deliberately planted to stabilise and act as boundaries. Mead is likely to refer to a grassland area mown for hay.
2279	Bush Field	Field containing either low-lying shrubs or material (broom) used in the fermentation process of brewing.
2280	Bush Field	As above
2281	Long Mead	Long refers to from length and means great from end to end. Mead is likely to refer to a grassland area mown for hay or brewing process.
2282	Alder Field	As above.
2283	Horse Pasture	Field of pastoral land used for horses.
2284	Big Flowered Mead	Big refers to size. Flowered state of cultivation. Mead as above.
2286	Rusper Field	-
2298a-b	Part of Brick Coppice	Woodland where brickmaking was occurring.

The Site

- 3.5.9 The landscape has evolved gradually from its medieval origins as part of the extensive woodland and common of the Weald. During the medieval period, the area was characterised by dispersed farmsteads and smallholdings established through woodland clearance, resulting in a pattern of irregularly shaped, enclosed fields that still defines much of the rural character today.
- 3.5.10 By the post-medieval period, piecemeal enclosure and the establishment of larger agricultural holdings reinforced this mixed pattern of arable and pasture use, interspersed with pockets of ancient woodland and hedgerow boundaries. 19th century mapping illustrates incremental development associated with farming, with limited settlement expansion until the 20th century.
- 3.5.11 The latter part of the 20th and 21st centuries saw further change, particularly with the expansion of Horsham's urban edge and infrastructure such as the A264, introducing a more suburban fringe character in contrast to the traditional, enclosed agricultural landscape of the Faygate and Warnham Vale.
- 3.5.12 The current Site is characterised by open irregular shaped fields in arable and pastoral use. The boundaries to the A264 and Old Crawley Road are well defined by the road network and its adjoining belt of vegetation which restricts views into / from the Site and from the wider landscape. The northern boundary is defined by hedgerow and trees following the course of Channells Brook and Bush Lane. Vegetation in the Site and its vicinity comprises Oak, Ash, Willow and Sycamore tree species with hedgerows consisting of mainly blackthorn, hawthorn, holly, field maple, and mixed deciduous species. A coppice of woodland (Bush Copse) is present to the northeast.
- 3.5.13 The land uses within the Site are arable and pastoral, subdivided by trimmed hedgerows and blocks of woodland. In addition to the farmland, Owlscastle Farm is located in proximity to the northeast which contributes to the agricultural context.
- 3.5.14 In addition to the development of the field system both pylons and overhead cables are present in the Site, which along with the railway, illustrate modern activity and impact upon the legibility of the historic landscape character.
- 3.5.15 As part of the consented scheme, a historic hedgerow was identified within the Site (NGR: 19526 33293 – 19626 33422 and 19507 33520 – 19962 33455). Historic hedgerows would be classified as 'important' within the archaeological and historical criteria of the Hedgerows Regulations 1997. 'Important' hedgerows do not comprise heritage assets, and do not confer a specific level of heritage significance. Rather, the Regulations are a notification mechanism by which sufficient notice of removal must be given to the local authority.
- 3.5.16 The Site is encircled by Public Rights of Way (PRoW) which allow for the rural quality of the landscape to be appreciated but are negatively impacted upon by noise, light, smell and activity from the A264 and railway. The presence of the overhead cables / pylons detracts from the rural character, and the experience encompasses the ongoing development of the landscape immediately west of the Site. Visibility varies with most experiences locally contained due to topography and established vegetation. A full assessment of views on the landscape character is provided in accompanying LVIA which should be read in conjunction with this document.

Conclusions

- 3.5.17 Given the changes which have occurred impacting upon the field system and affecting the overall experience, it is considered that the historic landscape character within the Site is of low legibility. Despite the evolution of this landscape, the area retains features of its historic landscape origins through its field structure, tree cover, and scattered pattern of rural settlement. The interest of the HLC is no more than local.



4 Impact Assessment

4.1 Introduction

- 4.1.1 The management and mitigation of change to the historic environment resulting from development are based on the recognition within Government planning objectives that “...*heritage assets are an irreplaceable resource*...” (see NPPF Section 16).
- 4.1.2 Impacts to the historic environment and associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance.
- 4.1.3 Professional judgement is used to consider the impact of future development on the significance of the identified heritage assets. This will be assessed in NPPF terms as ‘no harm’, ‘less than substantial harm’, or ‘substantial harm’.
- 4.1.4 In examining the potential impact to significance, consideration is given to the scale, massing, design, materials, location, and topography of the Site, and the degree to which these may alter the way in which the Site contributes, or otherwise, to the significance of the identified heritage assets.

4.2 Description of Proposals

- 4.2.1 This Statement has been prepared to inform an “*outline planning application (all matters reserved) to provide an Employment Park comprising flexible commercial, industrial and logistics uses (Use Classes E(g), B2, B8), healthcare (Class E(e) including pharmacy) and commercial leisure*”.
- 4.2.2 The primary masterplan options being considered for the use of the land are a mixture of commercial offices, warehouses for storage and distribution, a health centre (including a pharmacy) and leisure facilities combining fitness, gym, racket sports, swimming and spa all accompanied with associated surface parking requirements.
- 4.2.3 It is recognised that the final form of the development implemented may differ from that proposed in the OPA and this would be subject to the submission of a Reserved Matters Application (RMA) following grant of the outline application.
- 4.2.4 Parameter Plans have been prepared as part of the application package demonstrating the maximum development zones, landscaping zones, building heights, and no build zones proposed on the Site. These plans establish a framework for development, ensuring consistency with broader planning principles and providing certainty for the future development of the Site.
- 4.2.5 The Parameter Plans include the following:
- Proposed use class: Class E(g)(iii), B2 and B8 with healthcare (Class E(e) including pharmacy) and commercial leisure;
 - Proposed maximum building height: 16m +2 / -6;
 - Proposed maximum floor heights:
 - Health centre: two storey 4.05m maximum floor to floor height.
 - Commercial office buildings: two, three and four storey buildings. 4.05m maximum floor to floor height.

- Warehouse buildings: single storey warehouse buildings with two storey office elements. Warehouses will vary in height depending on footprint, approx. 11.5m to 18m. Office element typically 4.05m maximum floor to floor height.

4.2.6 This Heritage Statement should be read in conjunction with the Design and Access Statement and accompanying Parameter Plans produced and submitted as part of the OPA.

4.3 Impact Assessment

4.3.1 The OPA would not directly impact upon any heritage assets identified within this Statement. As such, any impacts would arise through the introduction of built form within the wider landscape setting of these assets.

4.3.2 The OPA would result in a change to the rural context of the three Listed Buildings, Brook Farmhouse (and Barn), Newhouse Farmhouse and King's Farmhouse. However, this change needs to be considered in the context of:

- Existing historic landscape character – The landscape has undergone substantial alteration and change, resulting in low legibility and a limited ability to represent its former medieval or post-medieval form. While some historic elements survive, these are interspersed with features of modern character. The former historic landscape is therefore best understood through cartographic and documentary sources rather than direct experience.
- Development of the buildings – The conversion of the buildings to residential use, along with changes to landholding and ownership, has diminished their historical association with the surrounding working agricultural landscape.
- Physical and visual separation – The Site is physically and visually separated from the Listed Buildings by the A264, railway, woodland, and intervening agricultural fields, which act as a buffer and limit any direct relationship or interconnectivity.
- OPA Parameter Plans – The proposed development maintains a landscape buffer along the eastern and southern boundaries. The Listed Buildings will continue to be set within a rural landscape, with changes limited to the wider area that do not contribute to their setting or significance. The relationship between the buildings and the surrounding agricultural landscape will be preserved, with the OPA protected by perimeter planting.
- Consented development –
 - Although the OPA introduces some variations from the previously consented scheme, the overall Parameter Plans remain consistent with the extant planning permission for the Site.
 - The OPA forms part of, and contributes to, the ongoing expansion of Mowbray north of the A264, in line with previously approved development.

4.3.3 Any intervisibility between the OPA and the Site is anticipated to arise from views from Newhouse Farm, because of the proposed maximum building heights of up to 16m. However, visibility and interconnectivity should not automatically be equated with heritage harm; the assessment of impact must instead consider whether, and how, this interrelationship contributes to the significance of the heritage asset. As detailed in Section 3, the Site does not contribute to significance and, accordingly, any change within the wider landscape would not result in an impact on that significance.

4.3.4 Furthermore, the experience of the OPA from the Listed Building would be limited and filtered by substantial screening along the A264 and the railway, with any perception of the development being seasonal and confined to the upper elements of the building. In addition, the OPA would not introduce any new noise, activity or lighting into the setting, as these characteristics are already present because of the nearby road and railway. As such, the OPA



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would neither intrude upon key views nor detract from the legibility, experience or appreciation of the heritage asset.

- 4.3.5 The farmhouse's significance derives primarily from its fabric, form, and immediate curtilage, rather than long-range views across the wider landscape. In this context, the OPA would not materially alter the appreciation or experience of the heritage asset and would not diminish its significance. Any detailed design, materiality, and architectural treatment in the future RMA could further reduce visibility by positioning and setback location of built form away from the southern boundary.
- 4.3.6 Whilst the consented development was identified to cause impact to Brook House and King's Farmhouse through the change to the agricultural context, it should be noted that the redline boundary for the consented scheme extended into much closer proximity to these Listed Buildings. The OPA is located at a distance from these buildings, setback in the wider landscape.
- 4.3.7 The OPA is not considered to result in harm to the Listed Building. While it introduces some change, consistent with the previously consented development, it retains the elements that underpin the significance, setting, legibility, and experience of the heritage assets.

Historic Landscape Character

- 4.3.8 The extent of change to the rural context is considered relevant to understanding the impacts on the historic landscape character of the Site and its environs. However, historic landscape character is not, in itself a heritage asset, but rather forms part of the significance (and setting) of heritage assets. Historic landscapes can include identified heritage assets and may itself be a heritage consideration.
- 4.3.9 The OPA would result in a direct impact upon the historic landscape character through its physical, visual and functional change. This change needs to be considered:
- In relation to the landscape strategy proposed as part of the OPA which has evolved to incorporate the landscape within the scheme; and
 - Against the local interest of the landscape and its low level of legibility.



5 Conclusions

- 5.1.1 Change, including development, can sustain, enhance, or better reveal the significance of an asset as well as detract from it or leave it unaltered. The design of a development affecting the setting of a heritage asset may play an important part in determining its impact. The contribution of the setting to the historic significance of an asset can be sustained or enhanced if new buildings are carefully designed to respect their setting by their scale, proportion, height, massing, alignment, and use of materials.
- 5.1.2 The Site historically formed part of the consented application ref. DC/16/1677 which was granted for employment land in March 2018. Subsequent permitted planning applications related to variations in conditions, including archaeology which has satisfied these conditions.
- 5.1.3 This Statement has been prepared to support an OPA for employment land. A settings assessment was undertaken to determine whether there were any impacts on the significance of surrounding heritage assets as a result of the forthcoming OPA. The assessment undertaken within this Statement was based on the parameters established within the submission which represent a 'worst-case' scenario in terms of scale, massing and building footprint.
- 5.1.4 This Statement concluded that the principle of the OPA can be accommodated in accordance with relevant policy and guidance as it is in keeping with the Parameter Plans in keeping with the former consented development. It has not identified any harm to designated or non-designated heritage assets because of the OPA. The OPA therefore complies with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and local planning policies relating to the protection of the historic environment.
- 5.1.5 As the Parameter Plans demonstrate the worst-case scenario, there is potential for the scheme to be further developed through the detailed design, materiality, and architectural treatment in the future RMA.

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Appendix A Legislative and Planning Framework

A.1 Planning (Listed Buildings and Conservation Areas) Act 1990

- A.1.1 Works affecting Listed Buildings or structures and Conservation Areas are subject to additional planning controls administered by LPAs under the Planning (Listed Buildings and Conservation Areas) Act 1990. In considering development which affects a Listed Building or its setting, the LPA 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). In considering Conservation Areas the planning authority has a general duty to give special attention to the desirability of preserving or enhancing the character or appearance of that area (Section 72).
- A.1.2 The statutory criteria for listing are the special architectural or historic interest of a building. Buildings on the list are graded to reflect their relative architectural and historic interest (DCMS, 2010a, para 7, page 4):
- Grade I: Buildings of exceptional interest;
 - Grade II*: Particularly important buildings of more than special interest;
 - Grade II: Buildings of special interest which warrant every effort being made to preserve them.

A.2 National Planning Policy Framework (NPPF)

- A.2.1 Section 12 of the NPPF set out the Government's current planning policy in relation to achieving well-designed places. The key requirements are summarised below.
- A.2.2 Paragraph 141 states that the quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.
- A.2.3 Section 16 of the NPPF sets out the Government's current planning policy in relation to conserving and enhancing the historic environment. The key requirements are summarised below.
- A.2.4 Applicants are required to provide proportionate information on the significance of designated and non-designated heritage assets affected by the proposals and an impact assessment of the proposed development on that significance. This should be in the form of a desk-based assessment and, where necessary, a field evaluation (NPPF, 207).
- A.2.5 LPAs are required to take into account the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place (NPPF, 203 and 210).
- A.2.6 In determining planning applications, great weight should be given to the conservation of designated heritage assets - World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas designated under the relevant legislation (NPPF, 205).



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- A.2.7 Paragraphs 212 to 215 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 215 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- A.2.8 In weighing applications that affect directly or indirectly the significance of a non-designated heritage asset, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset (NPPF, 216).
- A.2.9 LPAs should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their significance and the impact, and to make this evidence publicly accessible and any archives deposited with a local museum or other public depository (NPPF, 218).
- A.2.10 Paragraph 219 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to better reveal the significance of the asset should be treated favourably.
- A.2.11 Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2014 with updates).

A.3 Local Policy

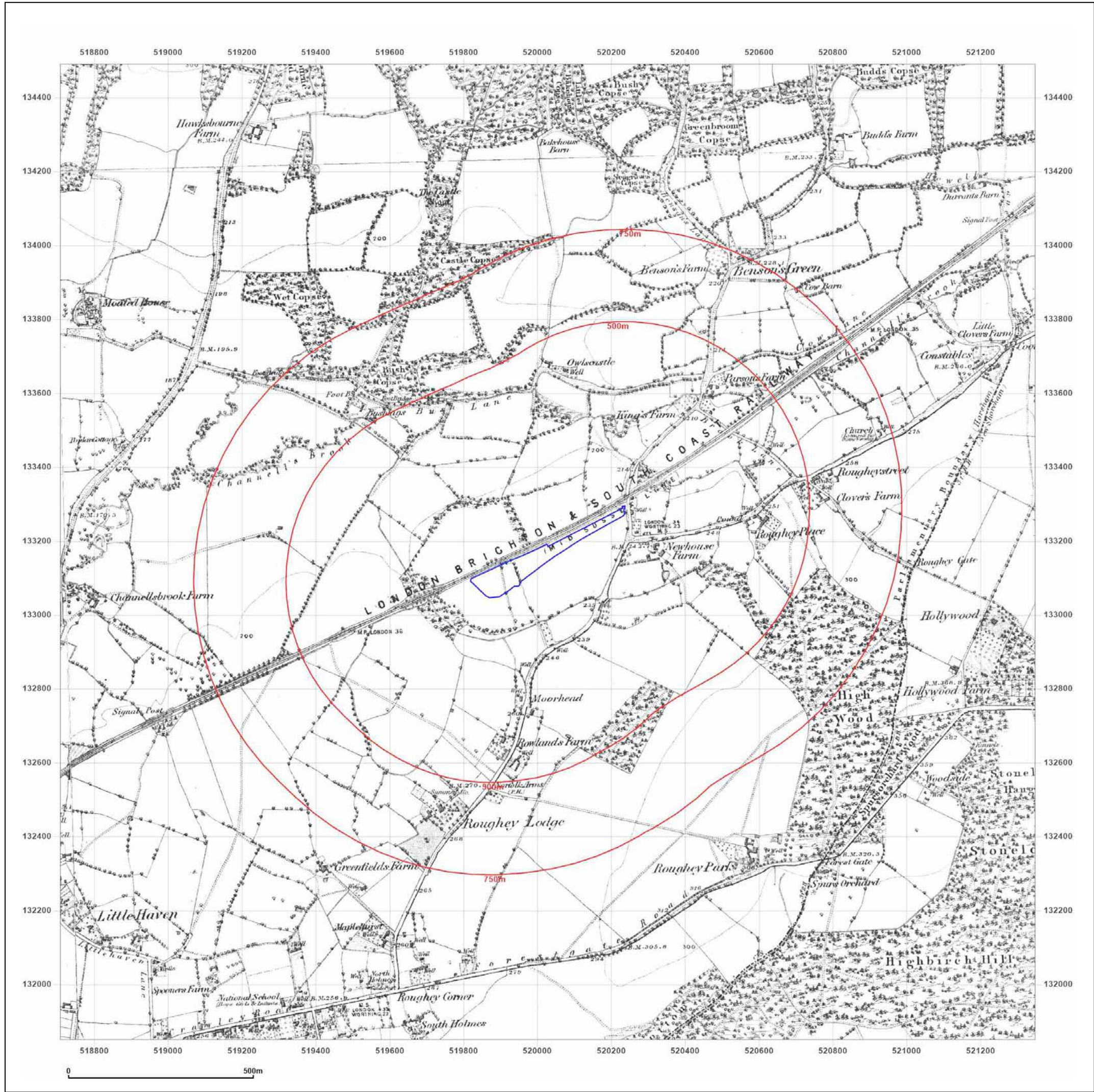
- A.3.1 Planning policy is outlined in the Horsham District Planning Framework (2015) with policies relevant to the historic environment comprising Policy 34 – Heritage Assets and Managing Change within the Historic Environment. General references are also found in Policy 2: Strategic Development, Policy 32: The Quality of New Development, and Policy 33: Development Principles.



Appendix B OS Mapping

The Site boundary is not illustrated on these maps.





Site Details:

unspecified

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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: County Series

Map date: 1874-1876

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1875
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Surveyed 1876
Revised 1876
Edition N/A
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Surveyed 1874
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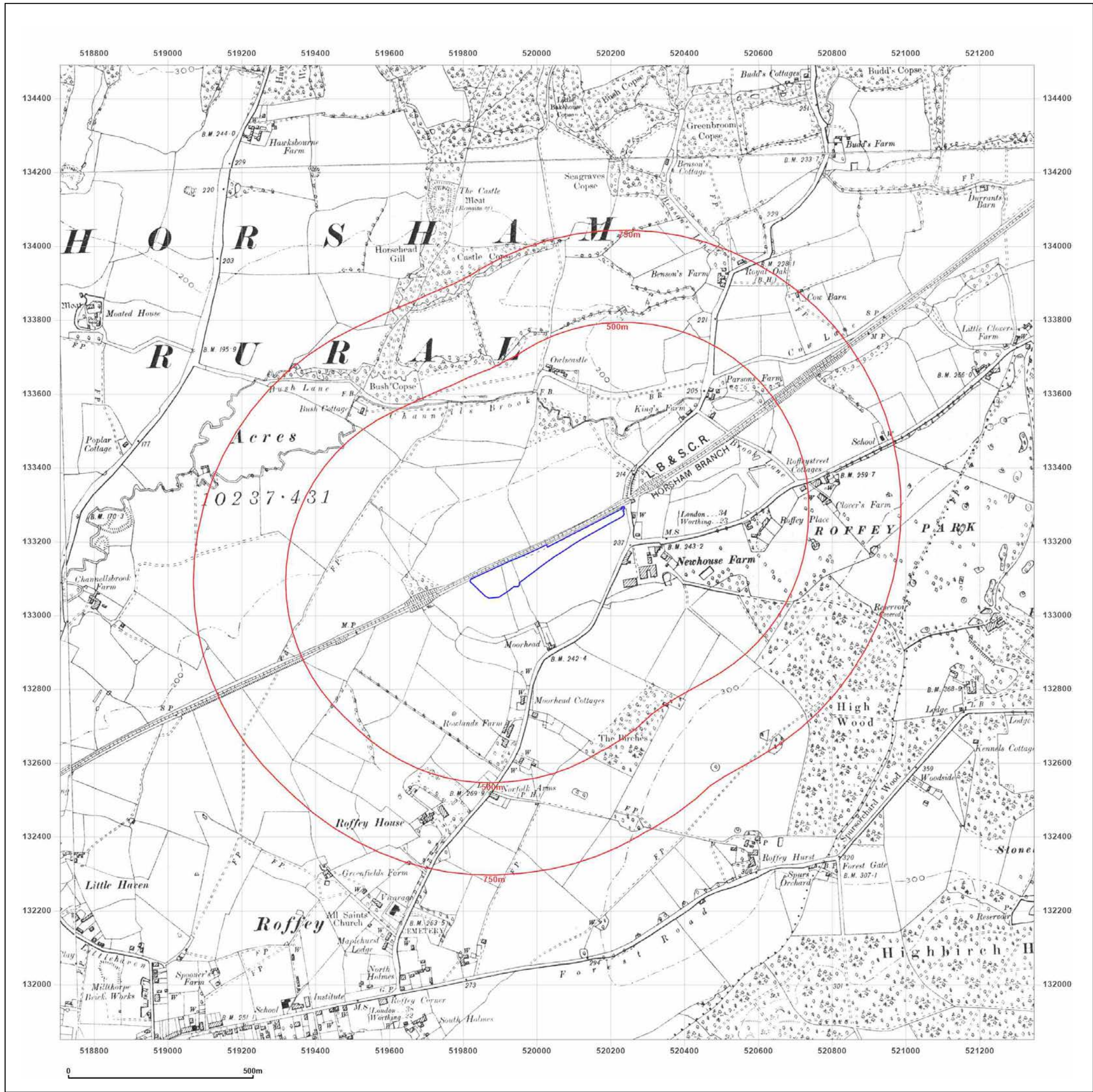


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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: County Series

Map date: 1896

Scale: 1:10,560

Printed at: 1:10,560



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Revised 1896
Edition N/A
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Surveyed 1876
Revised 1896
Edition N/A
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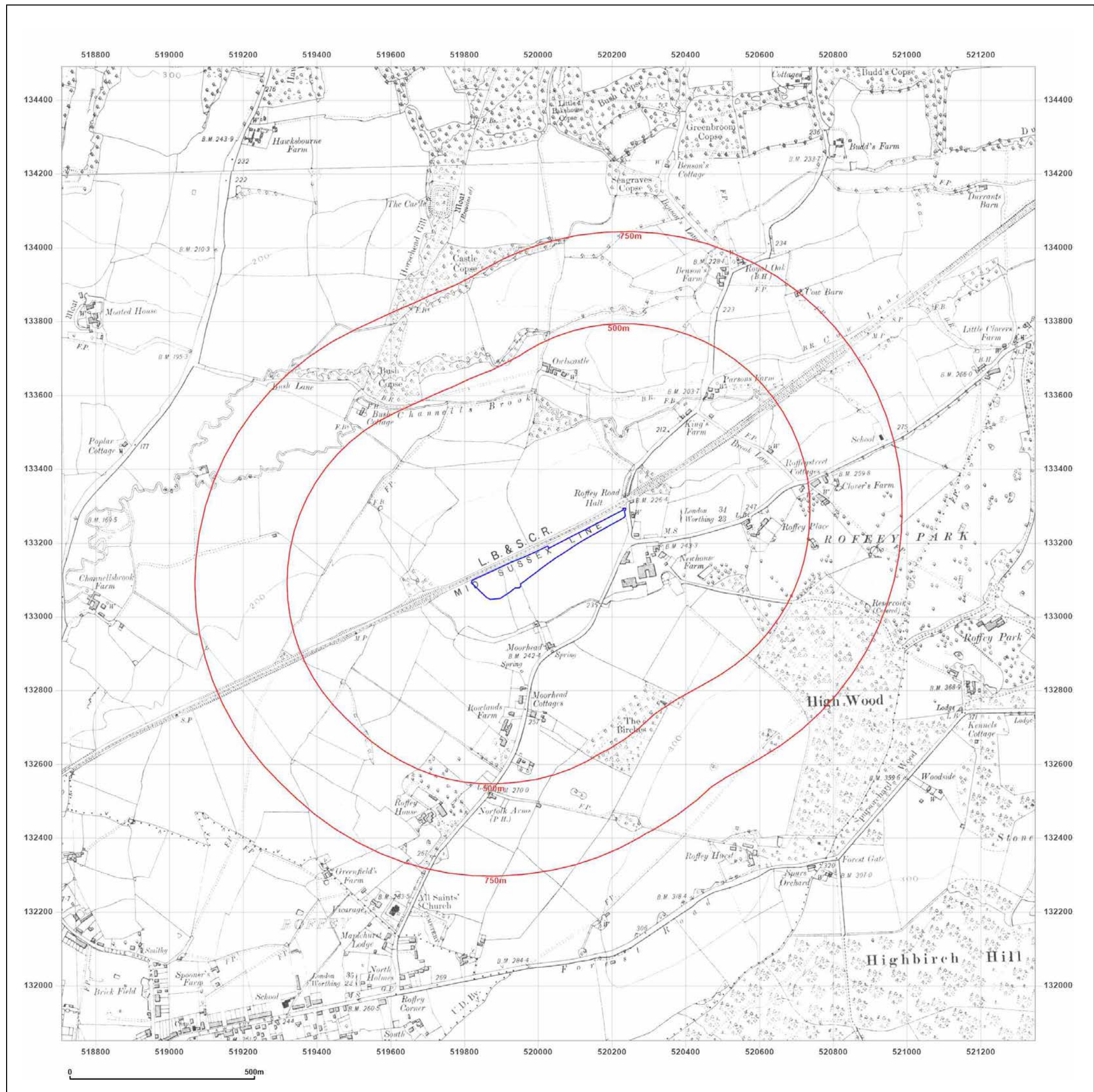


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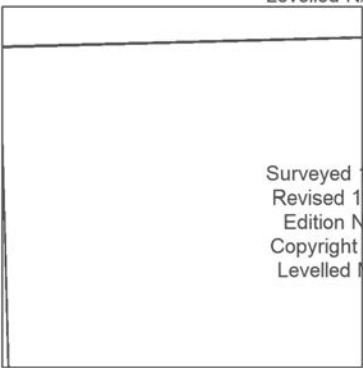
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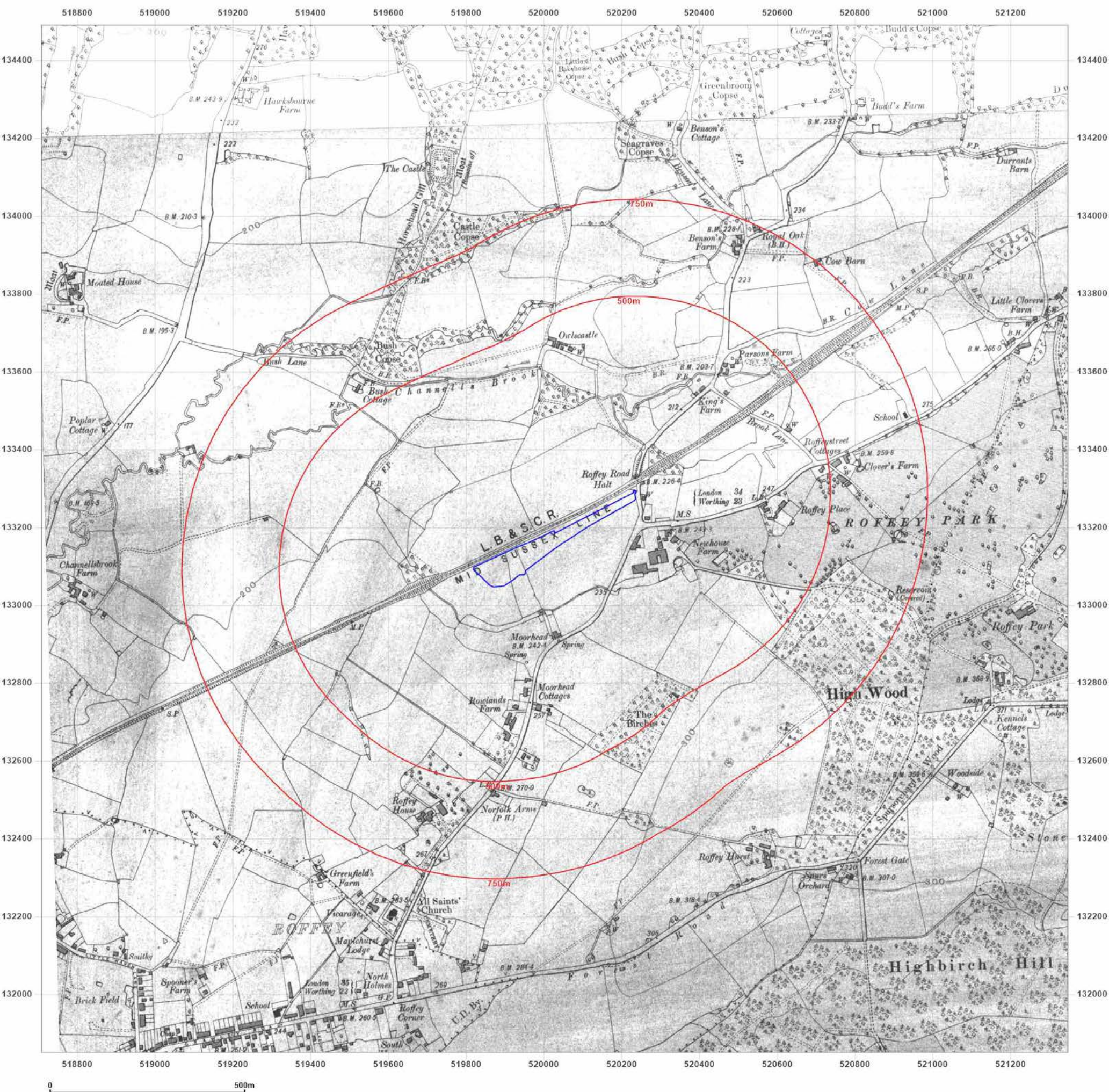


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Site Details:

unspecified

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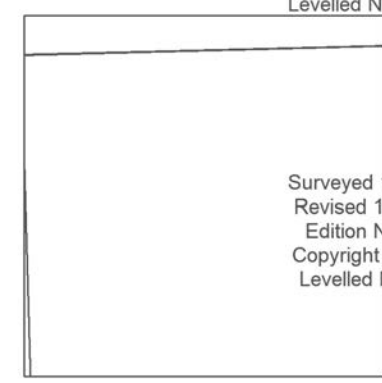
Map date: 1909

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1909
Edition N/A
Copyright N/A
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Surveyed 1874
Revised 1909
Edition N/A
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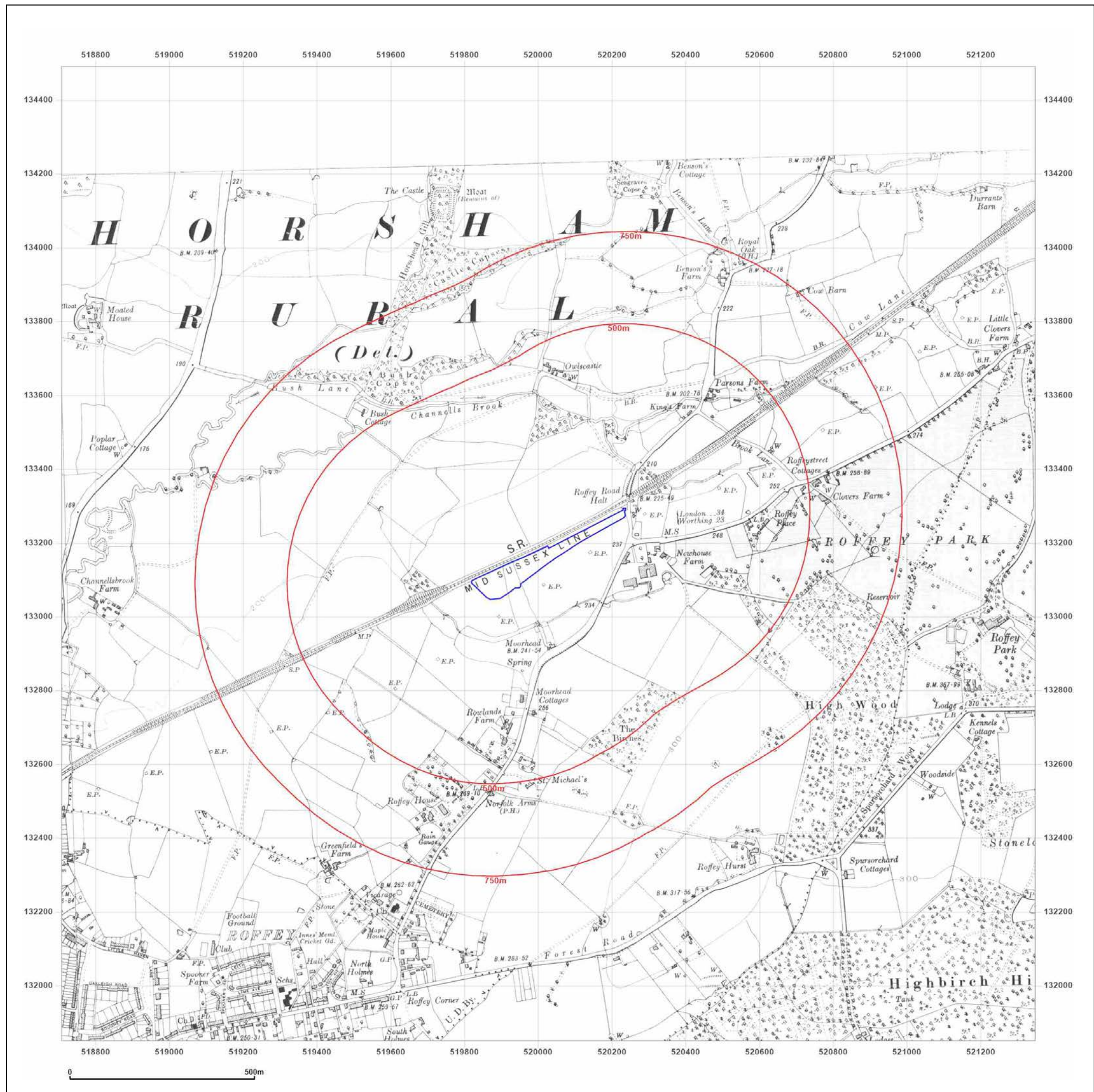


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Site Details:

unspecified

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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: County Series

Map date: 1932

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1932
Edition N/A
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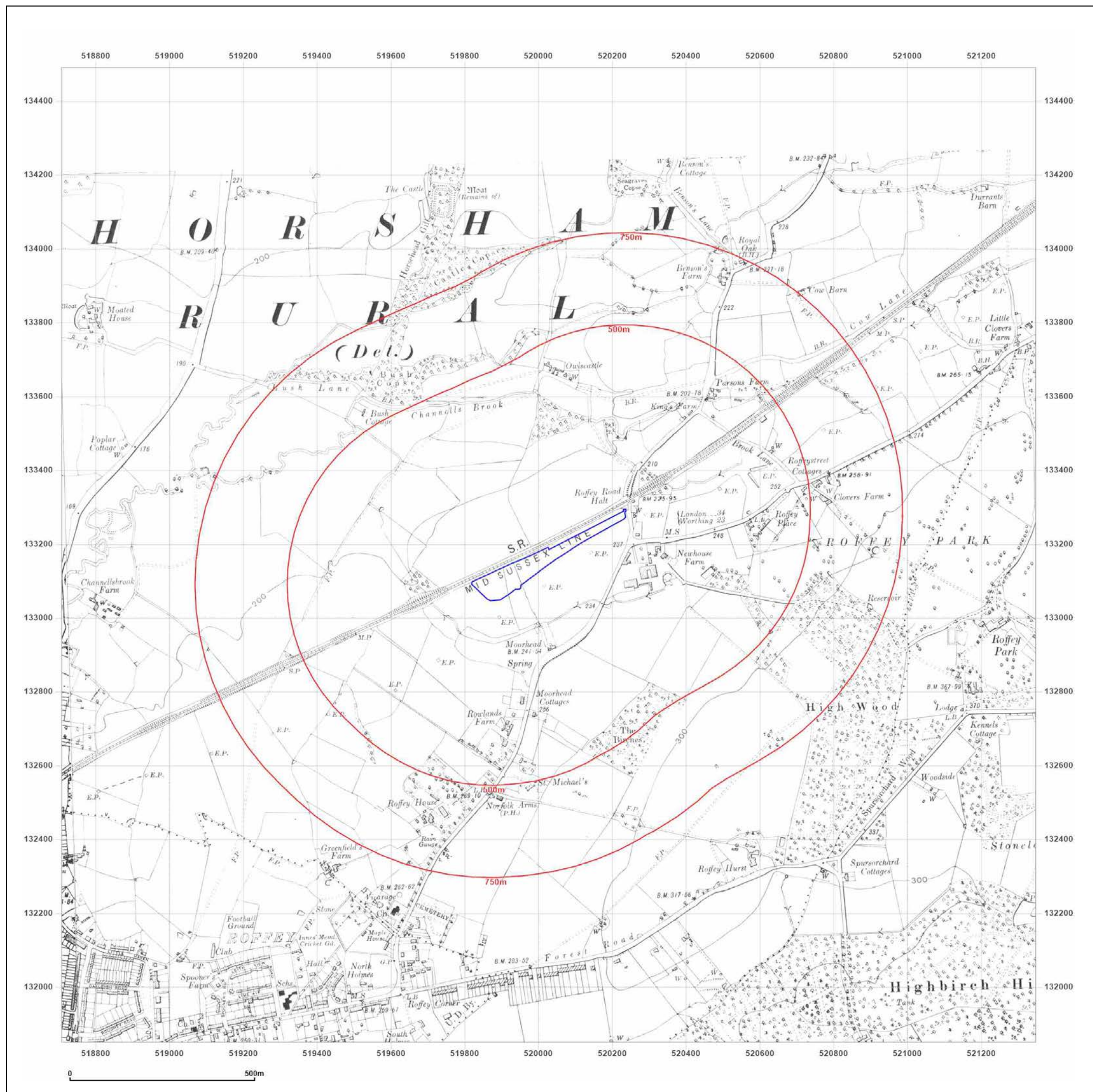


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Site Details:

unspecified

Client Ref: EMS_1062584_1330683
Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: County Series

Map date: 1938

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
Revised 1938
Edition N/A
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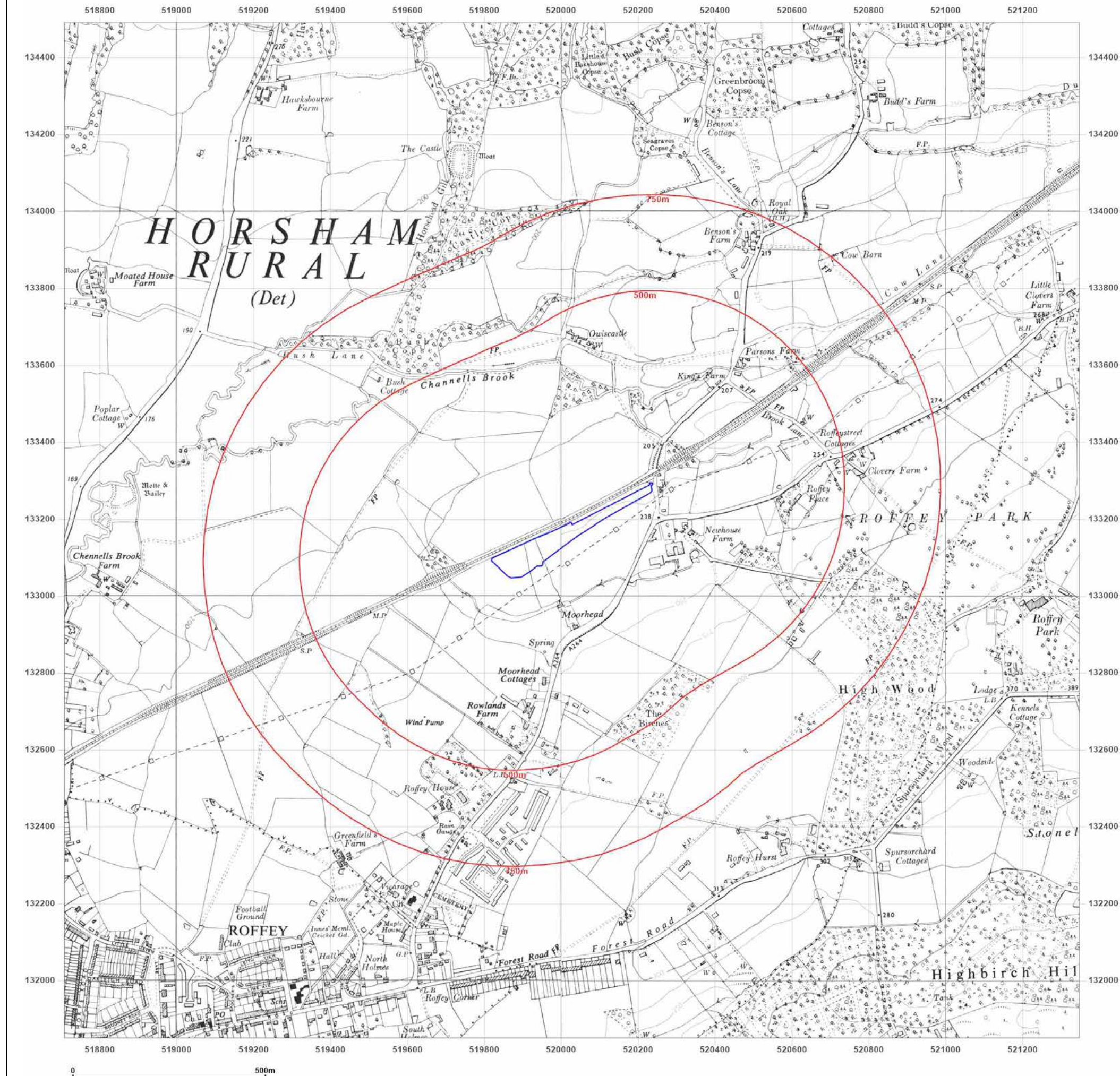


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Site Details:

unspecified

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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: Provisional

Map date: 1956-1961

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1961
Edition N/A
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Surveyed 1956
Revised 1956
Edition N/A
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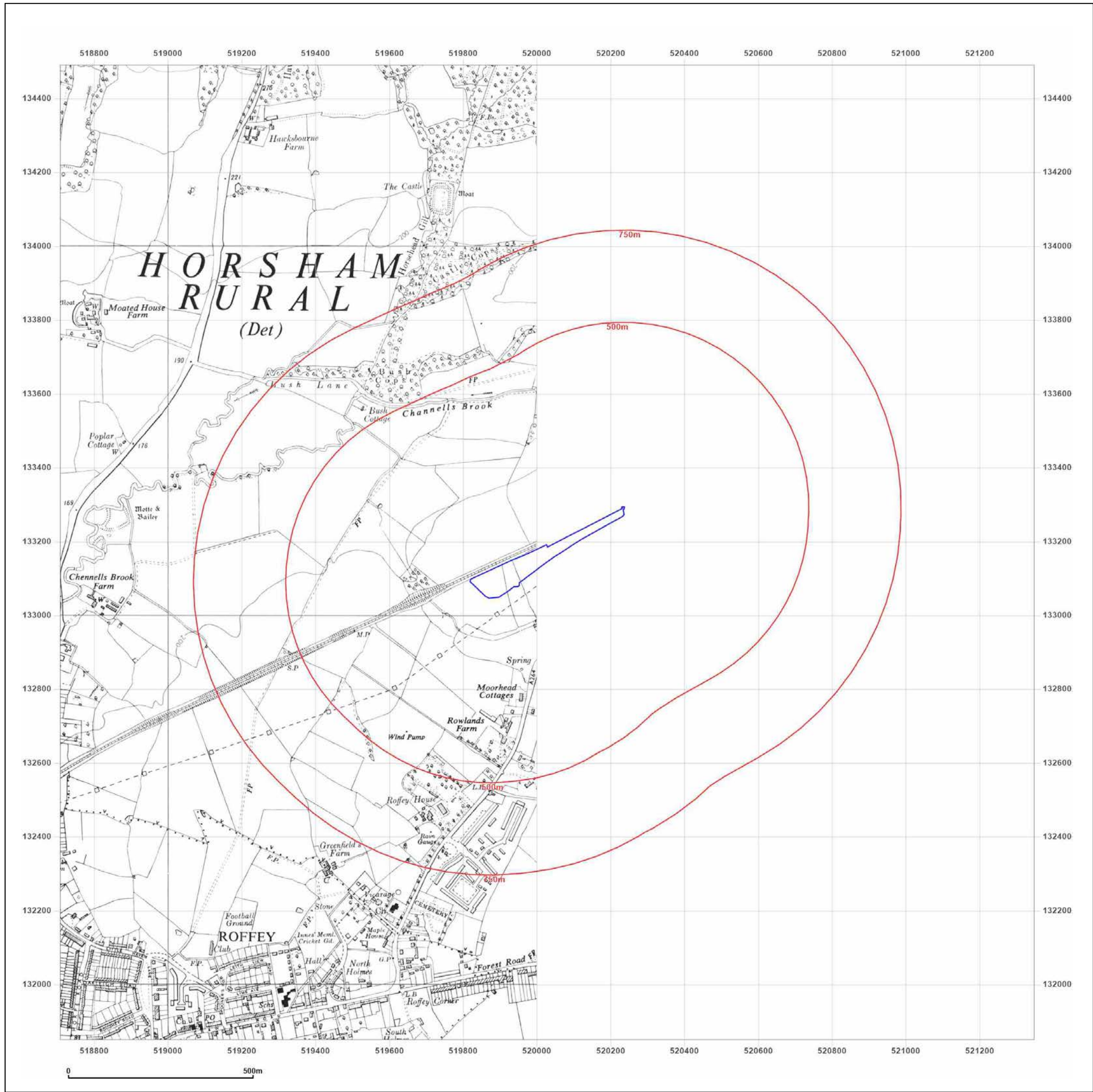


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Site Details:

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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: Provisional

Map date: 1966

Scale: 1:10,560

Printed at: 1:10,560



Surveyed N/A
Revised 1966
Edition N/A
Copyright 1961
Levelled N/A



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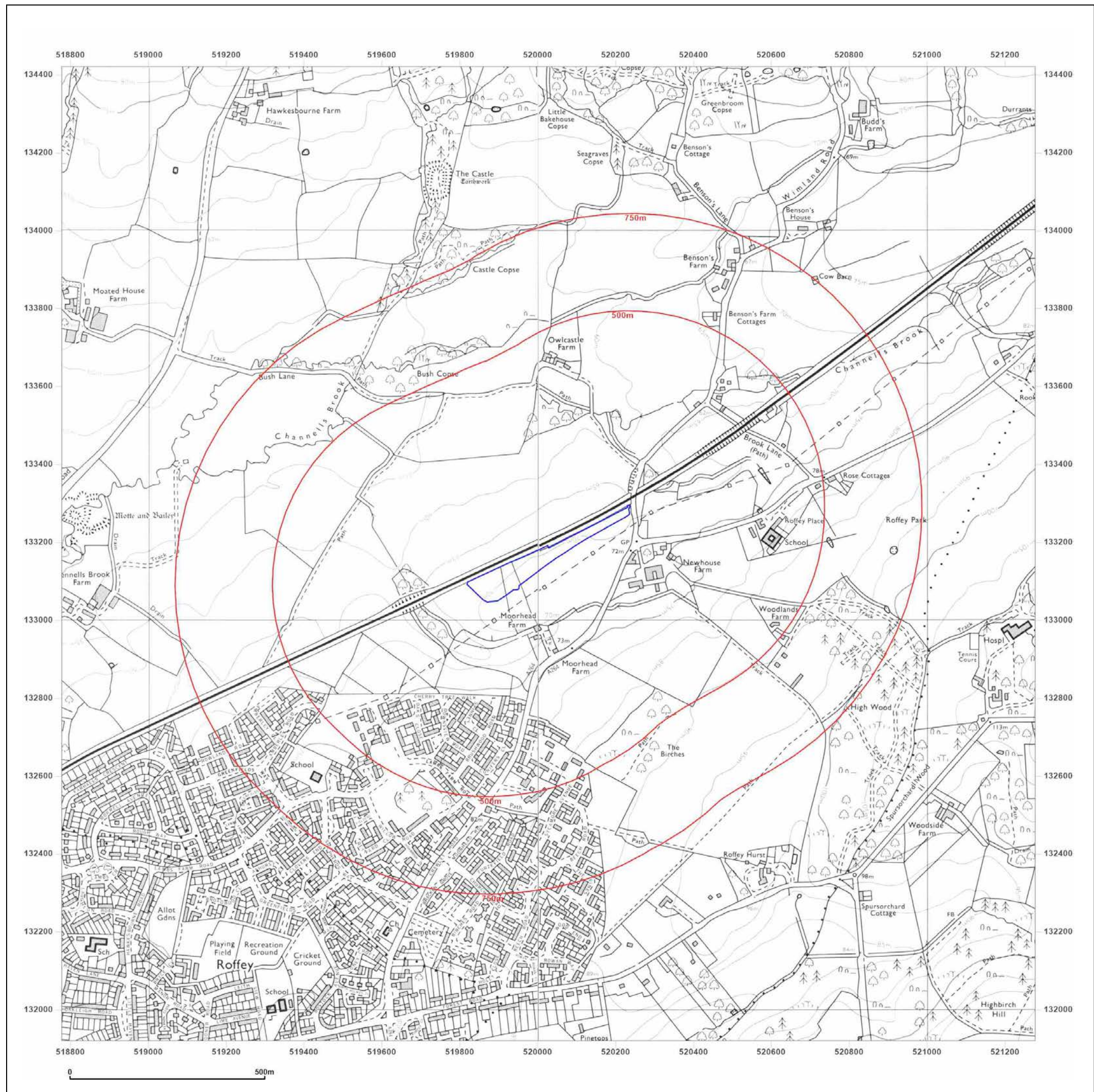


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Site Details:
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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

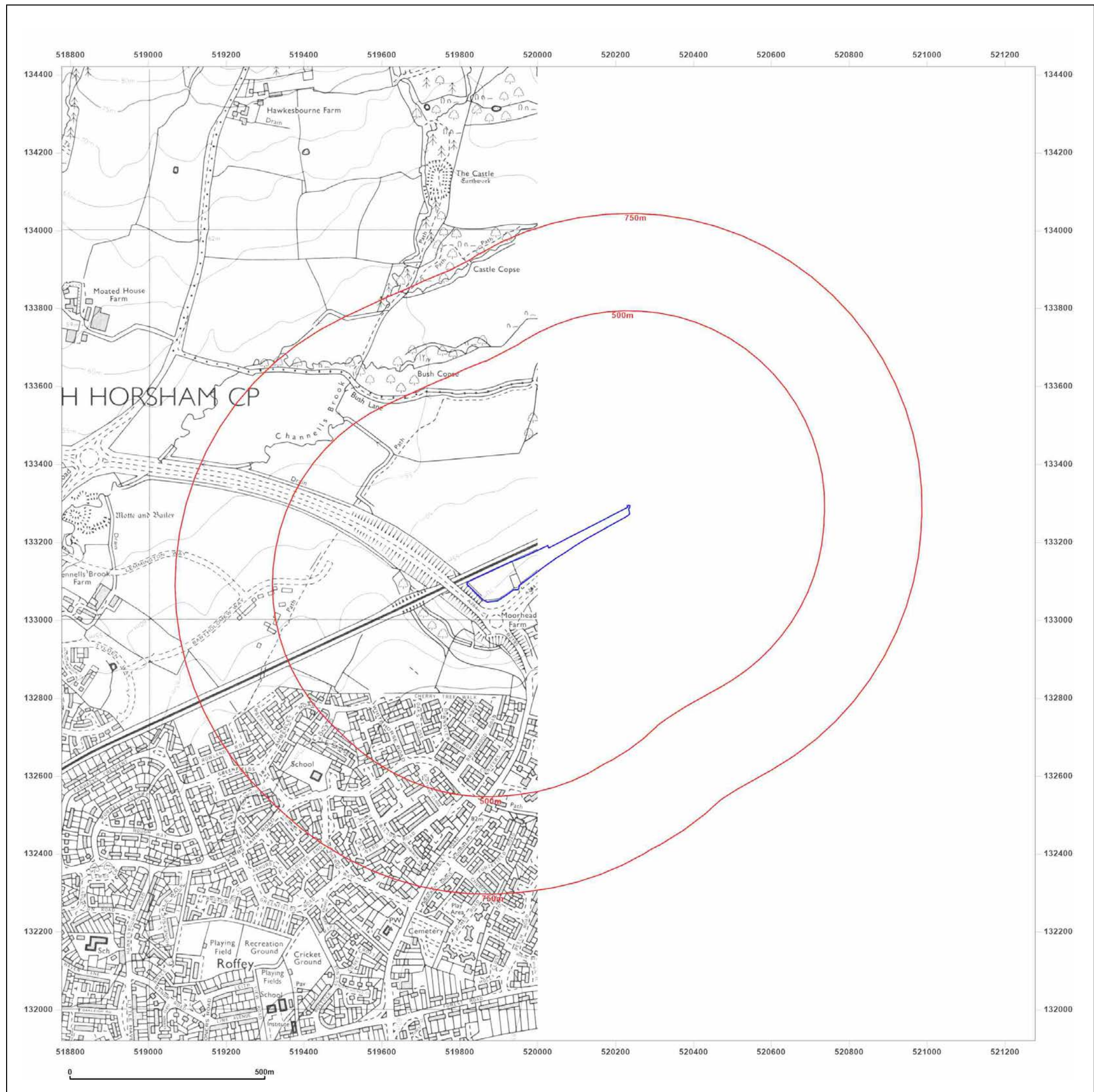
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Map date: 1977-1979
Scale: 1:10,000
Printed at: 1:10,000

Surveyed 1979
Revised 1979
Edition N/A
Copyright N/A
Levelled N/A

Surveyed 1975
Revised 1977
Edition N/A
Copyright N/A
Levelled N/A

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Site Details:

unspecified

Client Ref: EMS_1062584_1330683
Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: National Grid

Map date: 1992

Scale: 1:10,000

Printed at: 1:10,000



Surveyed 1991
Revised 1992
Edition N/A
Copyright N/A
Levelled N/A



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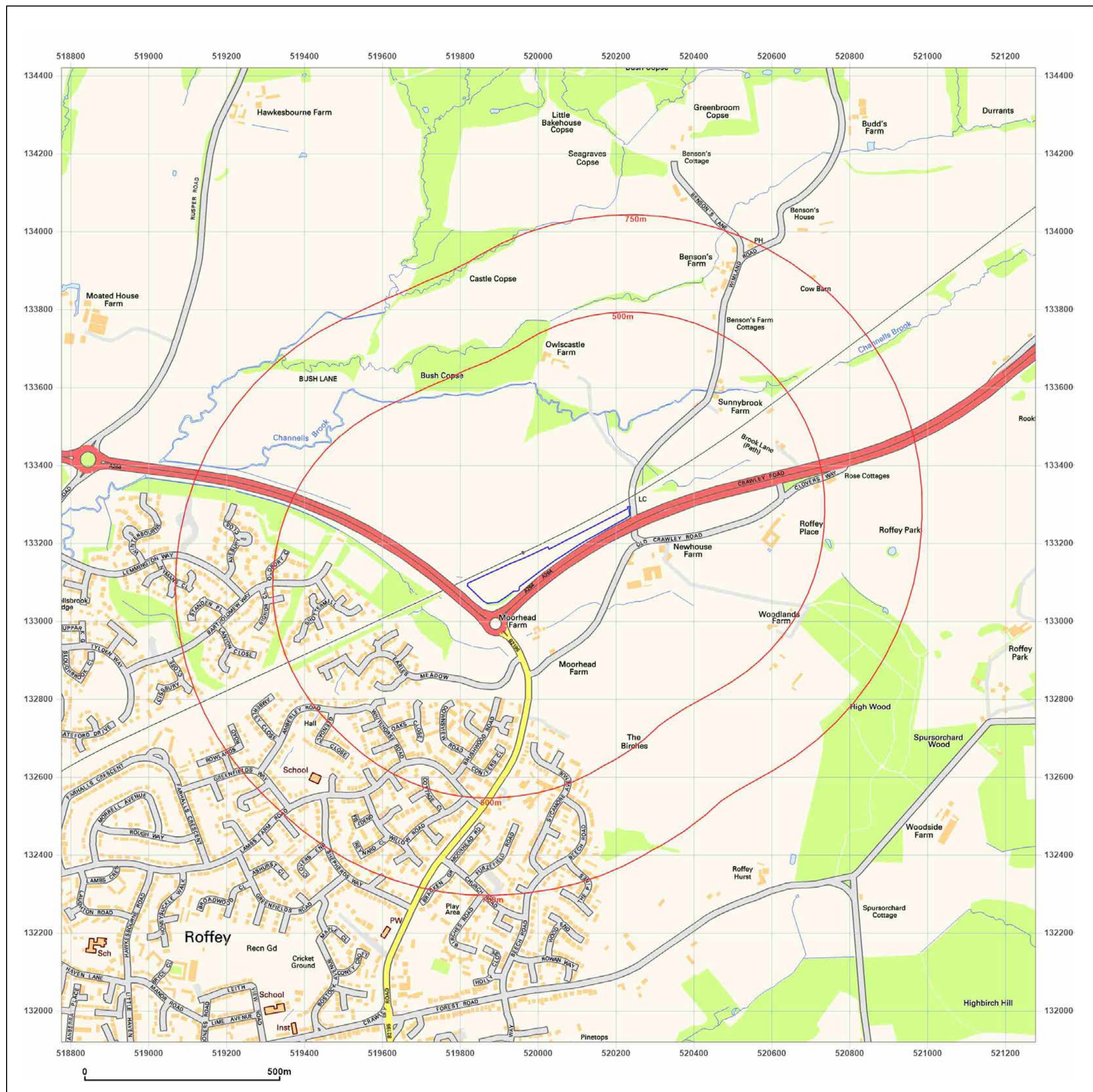


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Site Details:

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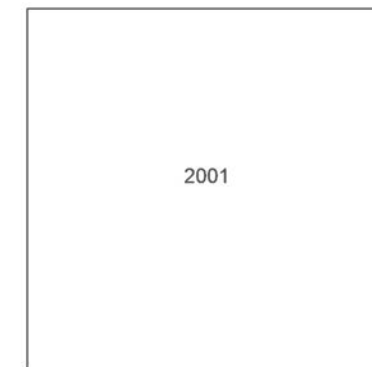
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Report Ref: EMS-1062584_1338320
Grid Ref: 520027, 133170

Map Name: National Grid

Map date: 2001

Scale: 1:10,000

Printed at: 1:10,000



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Production date: 11 November 2025

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Appendix C NHLE Designations



NEWHOUSE FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1027061**

Date first listed:**28-Nov-1980**

List Entry Name:**NEWHOUSE FARMHOUSE**

Statutory Address 1:**NEWHOUSE FARMHOUSE, CRAWLEY ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**NEWHOUSE FARMHOUSE, CRAWLEY ROAD**

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

County:**West Sussex**

District:**Horsham (District Authority)**

Parish:**Colgate**

National Grid Reference:**TQ 20320 33188**

Details

HORSHAM RURAL CRAWLEY ROAD 1. 5404 Newhouse Farmhouse TQ 23 SW 8/193

II

2. L-shaped C17 or earlier timber-framed building, altered in C19. Two storeys. Two windows. Ground floor now faced with red brick, above tile-hung, with bellcast between hiding the bressumer. Roughcast gable at west end. Tiled roof. Modern casement windows. C19 tile-hung wing behind.

Listing NGR: TQ2032033188

Legacy

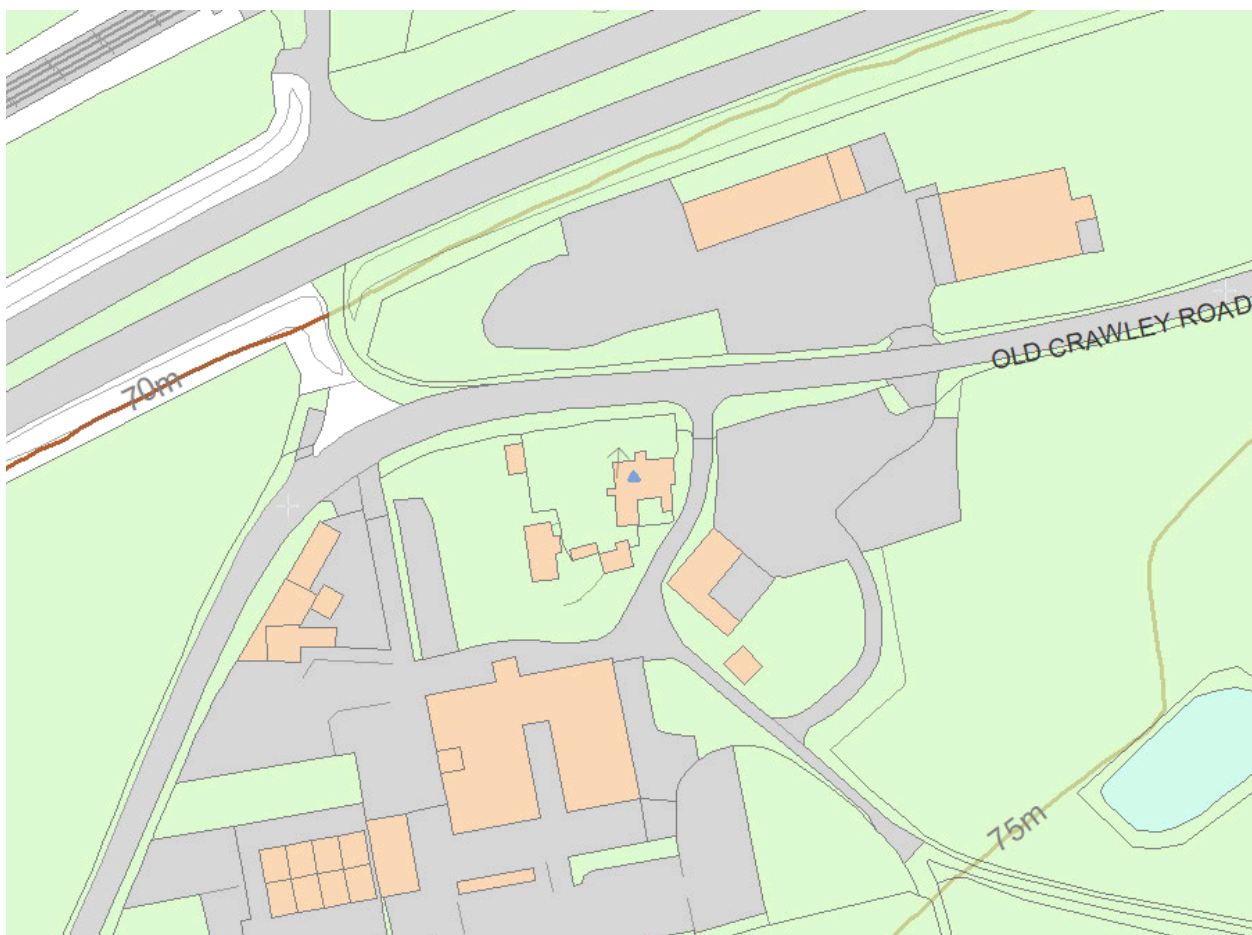
The contents of this record have been generated from a legacy data system.

Legacy System number:299223

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

KING'S FARMHOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1193716**

Date first listed:**28-Nov-1980**

List Entry Name:**KING'S FARMHOUSE**

Statutory Address 1:**KING'S FARMHOUSE, WINLAND ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **KING'S FARMHOUSE, WINLAND ROAD**

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

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Rusper**

National Grid Reference: **TQ 20406 33553**

Details

HORSHAM RURAL WINLAND ROAD 1. 5404 King's Farmhouse

TQ 23 SW 8/210

II

2. Probably C17 building, restored and refaced on ground floor with painted brick and above with weather-boarding. Horsham slab roof. Modern casement windows. Brick chimney breast at north end, Two storeys. Two windows.

Listing NGR: TQ2040633553

Legacy

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

Legacy System number:299276

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

BROOK HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

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Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1027040**

Date first listed:**28-Nov-1980**

List Entry Name:**BROOK HOUSE**

Statutory Address 1:**BROOK HOUSE, WINLAND ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

Corrections and minor amendments

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**BROOK HOUSE, WINLAND ROAD**

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

County:**West Sussex**

District:**Horsham (District Authority)**

Parish:**Colgate**

National Grid Reference:**TQ 20471 33618**

Details

TQ 23 SW 8/211

HORSHAM RURAL WINLAND ROAD Brook House

II The main range comprises 2 bays of a medieval open hall with additions of the C16 and circa 1900 behind. Two storeys. Two windows. Ground floor red brick, above tile-hung. Horsham slab roof. Casement windows. C19 wing with tiled roof added to north. Gable end to each wing. Crown post roof and smoke blackened rafters. Remains of sooted wattle and daub partitions. Stone chimney stack of C16 or early C17 backs on to the hall

Listing NGR: TQ2047133618

Legacy

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

Legacy System number:299277

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

BARN TO THE SOUTH WEST OF BROOK HOUSE

Listed on the National Heritage List for England. Search over 400,000 listed places

(<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category:**Listed Building**

Grade:**II**

List Entry Number:**1286021**

Date first listed:**28-Nov-1980**

List Entry Name:**BARN TO THE SOUTH WEST OF BROOK HOUSE**

Statutory Address 1:**BARN TO THE SOUTH WEST OF BROOK HOUSE, WINLAND ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)

(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address:**BARN TO THE SOUTH WEST OF BROOK HOUSE, WINLAND ROAD**

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

County:**West Sussex**

District:**Horsham (District Authority)**

Parish:**Colgate**

National Grid Reference:**TQ 20458 33601**

Details

ITQ 23 SW 8/211A

HORSHAM RURAL WINLAND ROAD Barn to the south-west of Brook House

II Late C16 or early C17. Tarred weather-boarding on red brick base. Tiled roof.

Listing NGR: TQ2045833601

Legacy

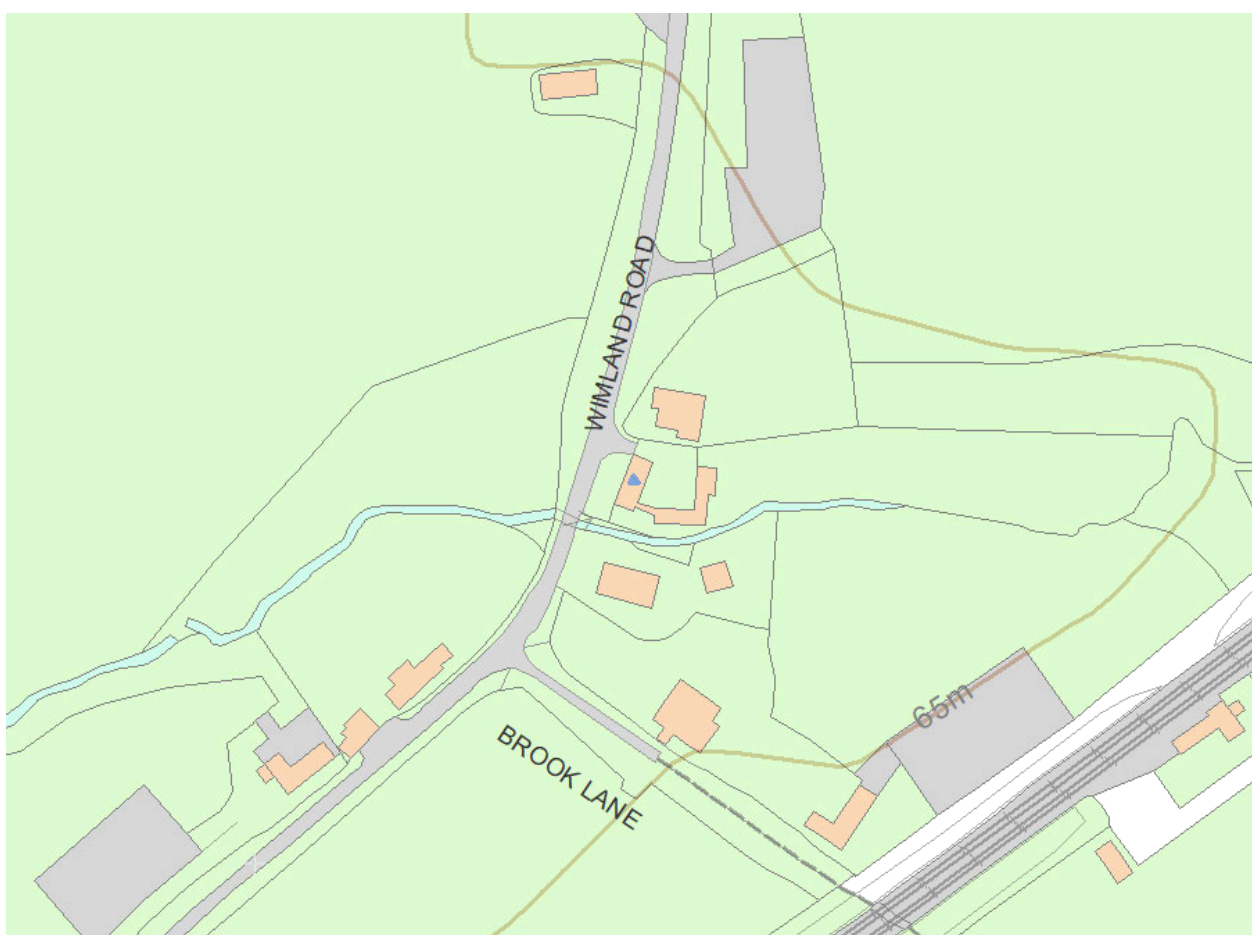
The contents of this record have been generated from a legacy data system.

Legacy System number:299278

Legacy System:LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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