



Heritage Statement
for
a residential development at
Toat Café, Stanes Cottage, Stanes Farm
and Whitelands Farm
Pulborough
West Sussex
RH20 1DN

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Our Ref: 1726



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1 Introduction

- 1.1 This Heritage Statement accompanies the submission of an outline planning application for a residential development at Toat Café, Stanes Cottage, Stanes Farm and associated land at Pulborough, West Sussex RH20 1DN.
- 1.2 The purpose of this statement is to assess the significance of heritage assets within and surrounding the application site and to consider the impact of the proposed development on that significance, in accordance with the National Planning Policy Framework (NPPF).
- 1.3 This statement has been prepared with reference to the West Sussex HER and should be read alongside the Design and Access Statement and supporting technical reports submitted as part of the application.

2 Heritage Assets

- 2.1 The application site is located approximately 2.5km north of Pulborough on the west side of the A29. The A29 follows the alignment of the historic Roman road known as Stane Street, which is a non-designated heritage asset of historic importance.



Fig. 1 Extract from Historic England map search with site outlined in red

- 2.2 There are no designated heritage assets within the application site.

- 2.3 The nearest designated heritage asset to the site, **Mill House**, lies to the east side of Stane Street, as shown with the blue marker on the extract Fig.1 from Historic England map search above.
- 2.4 The Mill House was listed on 9 May 1980 and is Grade II listed, with list entry 1354007
- "2. C18. Two parallel ranges. Two storeys. Three windows. Porch with wooden columns and hipped tiled roof."*
- 2.5 The wider area and surrounds of the site are shown below, the site highlighted in red and the blue markers indicating other nearby heritage assets.

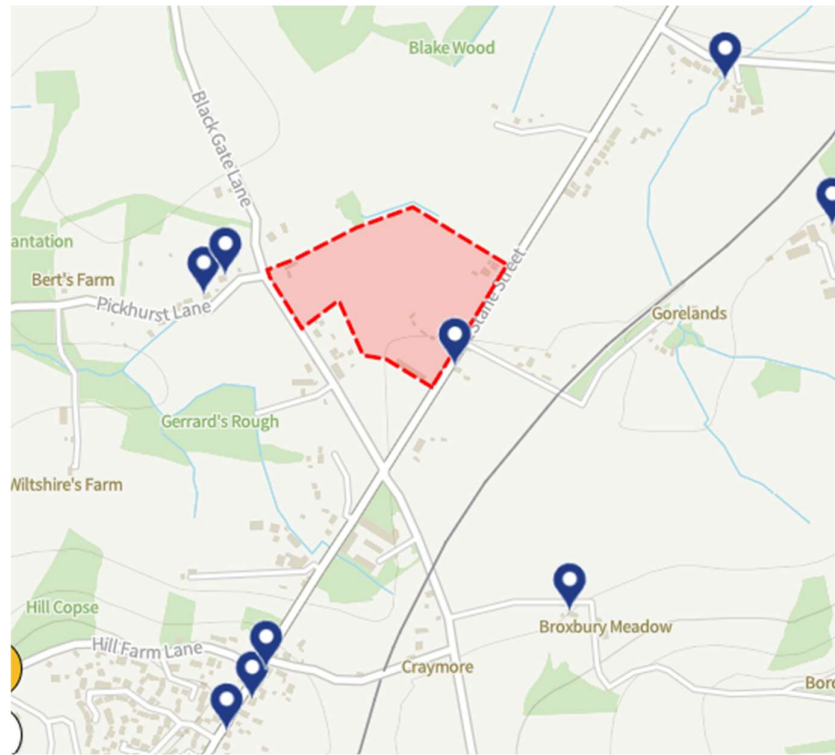


Fig. 2 Extract from Historic England map search with site outlined in red

- 2.6 Other grade II listed and other nearby heritage assets lie significantly further from the site and fall into two distinct groups:
- 2.7 **Codmore Hill / London Road / Hill Farm Lane**
- 2.7.1 Approximately 500–700m to the south of the site is a group of Grade II listed buildings associated with the linear settlement of Codmore Hill. These include:
- a) Stane Street Hollow
 - b) Codmore House
 - c) Forge Cottage the Old Forge
 - d) White Cottage

- e) Mulberry House
- f) Codmore Hill Farmhouse
- g) Mount Farmhouse
- h) Hill Farm Barn

2.7.2 These buildings are predominantly traditional rural dwellings and farm buildings which reflect the historic development of Codmore Hill as a roadside settlement. The above are all Grade II listed buildings.

2.8 Toat Lane

2.8.1 To the west and south-west of the site, a second group of Grade II listed buildings is located along Toat Lane. These include:

- a) Toat Farmhouse
- b) Outbuilding south of Toat Farmhouse
- c) The Toat Monument
- d) White Cottage
- e) Ham Farmhouse
- f) Pickhurst

2.8.2 These assets reflect the dispersed agricultural character of the landscape beyond the site.

2.9 Application Site

2.9.1 The site itself contains Toat Café, Stanes Cottage, Stanes Farm buildings and associated-mobile homes. These structures have been altered and adapted over time and are of limited architectural or historic merit.

2.9.2 The site has been subject to significant change, particularly within Character Area 1 where extensive hardstanding, the café and car wash are located.

3 Significance

3.1 The significance of the heritage assets identified above is derived from their architectural, historic and evidential value.

3.2 The listed buildings at Codmore Hill derive their significance from:

- a) Their traditional rural architectural form
- b) Their historic relationship with the A29 corridor
- c) Their contribution to the linear settlement pattern

- 3.3 The listed buildings at Toat Lane derive their significance from:
- a) Their historic agricultural function
 - b) Their dispersed rural setting
 - c) Their architectural character as traditional farmhouses and associated buildings
- 3.4 The outbuilding to the south of Toat Farmhouse is of particular historic interest, being identified as a probable 18th century structure believed to have been constructed as a chapel.
- 3.5 The significance of Stane Street lies in its:
- (i) Archaeological value as a Roman road
 - (ii) Historic value as a long-standing transport route
 - (iii) Legibility within the landscape as a straight linear corridor
- 3.6 The contribution of the application site to the significance of these assets is limited. The site is physically and visually separated from the listed buildings by distance, intervening development and vegetation, and does not form part of their immediate setting.

4 Proposed Development

- 4.1 The application seeks outline permission for a residential development comprising:
- (i) 93 dwellings including affordable housing
 - (ii) A café/shop and pharmacy.
 - (iii) A new vehicular access from the A29,
 - (iv) Areas of public open space and landscaping
 - (v) Associated infrastructure and works
- 4.2 The development includes the removal of existing buildings on site, all of which are of limited visual quality.
- 4.3 The proposals are landscape-led and incorporate:
- a) Retention of existing boundary vegetation
 - b) Significant new tree and hedge planting
 - c) Green corridors and open space
- 4.4 The proposed dwellings will be designed in a Sussex vernacular style, using materials such as clay tiles, brickwork and tile hanging.
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5 Impact of the Proposals

Listed Buildings

5.1 The application site does not form part of the immediate or wider setting of the listed buildings at Codmore Hill or Toat Lane.

5.2 The site is separated from these assets by:

- a) Distance (generally in excess of 500m)
- b) Intervening vegetation and tree belts
- c) Existing roadside development along the A29

5.3 The proposed development will not be visible, or will only be glimpsed in very limited views, from these heritage assets.

5.4 The proposals will therefore result in **no harm to the significance or setting of nearby listed buildings**.

5.5 Stane Street (A29)

5.6 The A29 follows the alignment of Stane Street and is therefore a non-designated heritage asset.

5.7 The proposed roundabout introduces a new engineered feature onto this route, which will:

- (i) Interrupt the linear character of the road at a localised point
- (ii) Require groundworks which may affect archaeological remains

5.8 However:

- a) The A29 is already a modern highway with numerous interventions including 6-7 roundabouts between Pulborough and Guildford Road to the north of Billingshurst.
- b) The historic alignment remains legible over a much wider distance
- c) The impact is confined to a small section of the route
- d) The roundabout is positioned either on the site or the line of the existing highway.
- e) The effect on the significance of Stane Street is therefore **low and localised**, and can be mitigated through appropriate archaeological investigation and recording if required. Such investigations/recording may be deemed by the County Archaeologist as unnecessary given the existing engineering works that have already been carried out in this location.

5.9 Application Site

- 5.10 The removal of the existing café, car wash, caravans and associated buildings will result in the loss of structures of limited historic value.
- 5.11 The proposals will:
- a) Remove visually poor and urbanising elements
 - b) Reinforce the landscape structure of the site
 - c) Introduce a cohesive and well-designed residential development
- 5.12 This represents an **enhancement to the character and appearance of the site and its surroundings**.

6 Conclusion

- 6.1 There are no designated heritage assets within the application site.
- 6.2 The nearest listed building is the Mill House, which is located opposite the site, but is visually separated by existing retained boundary planting and hedgerow.
- 6.3 The other heritage assets are located at Codmore Hill and Toat Lane and are sufficiently distant such that their setting will not be affected by the proposals.
- 6.4 The A29 (Stane Street) is a non-designated heritage asset. The proposed roundabout will result in a minor and localised impact, which can be appropriately mitigated and is largely contained within the application site, notwithstanding the numerous similar interventions that already existing along the A29.
- 6.5 The proposed development will:
- a) Preserve the significance of nearby heritage assets
 - b) Improve the visual quality of the site
 - c) Enhance the landscape character through a landscape-led approach
- 6.6 In accordance with the NPPF, any limited harm identified is clearly outweighed by the public benefits of the scheme.
- 6.7 The proposals are therefore considered to be **acceptable in heritage terms**.