

Land North of Horsham (RM.4), Mowbray, West Sussex, RH12 4TW

Reserved Matters - Built Heritage Statement

794-PLN-HER-02113

Date: May 2026

REPORT

Document status				
	Authored by	Reviewed by	Approved by	Review date
V1 Reserved Matters Built Heritage Statement	ED	MF	MF	09/09/2026
Final	ED	MF	MF	27/05/26
Approval for issue				
Myk Flitcroft			27/05/2026	

© Copyright RPS Group Limited. All rights reserved.

The report has been prepared for the exclusive use and benefit of our client, and for the sole and specific purpose for which it is provided. R P S Group Limited, any of its subsidiaries, or a related entity (collectively 'Tetra Tech RPS') does not accept any liability if this report is used for an alternative purpose from which it is intended. The report does not account for any changes relating the subject matter of the proposal, or any legislative or regulatory changes that have occurred since the proposal was produced and that may affect the report.

Tetra Tech RPS does not accept any responsibility for any documents or information supplied to Tetra Tech RPS by others. It is expressly stated that no independent verification of any documents or information supplied by others has been made.

Unless otherwise agreed in writing by Tetra Tech RPS no other party may use, make use of, or rely on the contents of this proposal. Tetra Tech RPS does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to, or arising out of any use or reliance on the report.

Prepared by:	Prepared for:
Tetra Tech Consulting Limited	Bellway Homes Limited
Elizabeth Da Silva BA (Hons) MSc	
20 Farringdon Street London EC4A 4AB	
T 020 3691 0500	
E elizabeth.dasilva@rps.tetrattech.com	

Executive summary

- This Built Heritage Statement supports a Reserved Matters Application for Land North of Horsham (RM Area 4), Mowbray, West Sussex, RH12 4TW. Outline Planning Permission for Land North of Horsham was granted by Horsham District Council (DC/16/1677) in March 2018 for Outline planning 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.
- The Site forms part of the larger consented scheme of 249.60 hectares of land consisting of the area north of the A264 between Langhurstwood Road and Wimlands Road. Application Reference Number: DC/16/1677, that received Planning Permission in March 2018 for 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.
- Three built heritage assets: Hollywick Farmhouse, Grade II listed (¹ NHLE ref. 1027067); Holbrook Park House, Grade II (NHLE ref. 1354147) and Holbrook Park, Grade II (NHLE ref. 1193406) were analysed in order to assess if the Proposed Development would affect their significance.
- It is concluded that the proposed mitigation measures go a significant way towards reducing the impact of the Proposed Development on Hollywick Farmhouse that is located adjacent to the west of the Site. Some harm to each of the identified heritage assets would remain and would fall within the spectrum of less than substantial harm.
- Legislation and National Planning Policy and Guidance has been adhered to by affording the built heritage assets 'great weight', thus giving them due regard. Local Planning Policy 34 of the Horsham District Local Plan whereby the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets is also adhered to.

¹ NHLE: National Heritage List for England (entry)

Contents

1	Introduction.....	1
2	Legislative and Planning Policy Framework	2
	Legislation	2
	National Planning Policy	2
	National Guidance.....	3
	Local Planning Policy	5
3	Historical Development.....	7
4	Site Assessment.....	8
5	Assessment of Built Heritage Assets.....	8
6	Consented Proposals	12
7	Assessment of impact	14
8	Conclusion	16

Figures

- Figure 1: Site Location
- Figure 2: Built Heritage Assets Plot
- Figure 3: 1724 Budgen
- Figure 4: 1795 Gardener & Gream
- Figure 5: 1844 Horsham Tithe Map
- Figure 6: 1875 Ordnance Survey Map
- Figure 7: 1879-80 Ordnance Survey Map
- Figure 8: 1961-62 Ordnance Survey Map
- Figure 9: 1976 Ordnance Survey Map
- Figure 10: 1991-1993 Ordnance Survey Map
- Figure 11: 2021 Aerial Photograph 2021
- Figure 12: Aerial Photograph 2025
- Figure 13: 2025 Ordnance Survey Map

Plates

- Plate 1: Panoramic view just beyond the Site's northern boundary line looking south over the Site.
- Plate 2: View just beyond the Site's northern boundary line, looking north over undeveloped land.
- Plate 3: View just beyond the Site's north-west boundary line, looking eastwards over the Site and further east residential units that form part of the larger development Site
- Plate 4: View similar to figure 3, but providing a closer view of the extant thick boundary hedge to the east of the Grade II listed former farmhouse
- Plate 5: The former farmhouse is partly intervisible from the northern area of the Site. Adjacent to the thick boundary hedge, vegetative planting has already taken place in order to provide further screening for the built heritage asset.
- Plate 6: View from the north-east of the Site towards the built heritage asset. There is further intervisibility with the former farmhouse including from the upper portion of one of the large ground floor windows.
- Plate 7: Some intervisibility of the built heritage asset is available from the south-east corner of the Site
- Plate 8: View of the south area of the Site. There is some very limited intervisibility of the Grade II listed built heritage assets along Old Holbrook.
- Plate 9: View just beyond the southern hedge boundary line of the former farmhouse evidencing very little intervisibility of the built heritage asset from this viewpoint
- Plate 10: View along the boundary hedge of the built heritage asset, south-north evidencing advance planting in order to provide further screening for the former farmhouse
- Plate 11: Plate 10: View along the boundary hedge of the built heritage asset, north-south evidencing advance planting in order to provide further screening for the listed building
- Plate 12: View of the Grade II listed former farmhouse from Old Holbrook
- Plate 13: View of the Grade II listed Halbrook Park from Old Holbrook
- Plate 14: View of the Grade II listed Holbrook Park House from Old Holbrook
- Plate 15: View along Old Holbrook south-north evidencing the thick vegetation to either side of the lane

1 Introduction

- 1.1 This Built Heritage Statement supports a Reserved Matters Application for Land North of Horsham (RM Area 4), Mowbray, West Sussex, RH12 4TW. Outline Planning Permission for Land North of Horsham was granted by Horsham District Council (DC/16/1677) in March 2018 for Outline planning 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.
- 1.2 The Site forms part of the larger consented scheme of 249.60 hectares of land, comprising the area north of the A264 between Langhurstwood Road and Wimlands Road. The overall site was allocated for development in the Horsham Development Planning Framework (superseded by the Horsham District Local Plan 2023-2047) and received Planning Permission in March 2018 (DC/16/1677) for 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.
- 1.3 There are no specific conditions that relate specifically to built heritage; however, a Built Heritage Statement has been requested by Horsham Council due to the proximity of the Grade II listed Hollywick Farmhouse (NHLE ref. 1027067) and a number of other listed buildings to the Proposed Development.
- 1.4 It was identified that three built heritage assets in proximity to the Site needed to be taken into consideration as the Proposed Development represents a change to their respective settings that may affect their significance. These are as follows:
- Hollywick Farmhouse, Grade II listed (NHLE ref. 1027067)
 - Holbrook Park House, Grade II (NHLE ref. 1354147)
 - Holbrook Park, Grade II (NHLE ref. 1193406)
- 1.5 Horsham District Council stated in their Pre-Application Advice letter of 10.4.25 that *“The listed building nearby (Hollywick Farmhouse) is separated by a landscape buffer. With the buffer, the impact on the setting of the listed building is considered appropriate. This takes into account the assessment of the impact of the proposal on heritage assessment undertaken as part of the outline consent approval”*.
- 1.6 No locally listed buildings have been identified within or adjacent to the Site as confirmed through Horsham District Council’s Local Plan Portal.
- 1.7 This Statement is intended to demonstrate how the design details - siting, appearance and landscaping of the Site have been informed by the relevant built heritage assets.
- 1.8 The findings of this Report are based on known conditions at the time of writing and are the result of detailed historic research, a visit to the Site and the application of professional judgment. All maps, plans and photographs are for illustrative purposes only.

2 Legislative and Planning Policy Framework

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990. The relevant legislation in this case extends from section 66 (1) of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.3 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137. The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024, as amended February 2025)

- 2.4 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.5 It defines a heritage asset as a: 'building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'. This includes both designated and non-designated heritage assets.
- 2.6 The NPPF defines significance for heritage policy as 'The value of a heritage asset to this and future generations because of its heritage interest'.
- 2.7 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance*'.
- 2.8 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.

- 2.9 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.10 Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, paragraph 214 states that local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The NPPF does not define substantial harm with this being the judgment of the decision taker.
- 2.11 Paragraph 215 states that 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.

National Guidance

Planning Practice Guidance (DCLG)

- 2.12 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.13 The PPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
 - 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.
- 2.14 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.15 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.16 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.17 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.18 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.19 As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.20 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including

noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

- 2.21 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.22 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.23 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
- 2.24 Identify which heritage assets and their settings are affected;
1. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 2. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 3. Explore ways to maximise enhancement and avoid or minimise harm; and
 4. Make and document the decision and monitor outcomes.

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

- 2.25 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.26 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.27 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.28 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.
- 2.29 The local planning authority for the Site is Horsham District Council and development on the Site is subject to compliance with their Local Development Documents.

- 2.30 The current Local Plan is the Horsham District Planning Framework (excluding South Downs National Park) 2015. The following edited policies are relevant to the Proposed Development:

Horsham District Planning Framework (2015)

Policy 34 Cultural and Heritage Assets

- 2.31 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;
 7. Retain and improve the setting of heritage assets.

Neighbourhood Plan

- 2.32 The Site lies within the parish of North Horsham. North Horsham Parish formally withdrew its neighbourhood plan designation in July 2018; this was accepted by Horsham District Council in July 2018.

3 Historical Appraisal

Historical Development & Map Progression

- 3.1. Pages 21-31 illustrate mapping and aerial photography in order to provide an understanding of historic context. The Site is denoted by a red line.
- 3.2. The first map, *Budgen 1724* (figure 3, page 20) illustrates the Site as being located within open land, but adjacent to a road. The surrounding area comprises a combination of open land and extensive wooded areas. A windmill is located further south of the Site and individual dwellings have been established throughout the area. A series of roads connects various villages from Warneham to the north, Horsham and Farthing to the south, Hylands to the east and Broad to the west. There are numerous large post-medieval farmsteads dotted across the landscape. The broad settlement geography of the area remains substantially unaltered in the *1795 Gardener & Gream* map (figure 4, page 21), although the map demonstrates that enclosure has taken place within the local area and agricultural land has been divided into field parcels.
- 3.3. The 1844 Horsham Tithe Map and associated Tithe Apportionment (figure 5, page 22) identify that the Site area belongs to Robert Henry Hurst and is occupied by John Nightingale. It is farmed as either arable or pasture with one of the pasture fields connecting the farmstead with the ancient woodland. The related house and garden are located just outside of the Site area and the whole is named as Rapeland Farm.

1844 Tithe Apportionments, Horsham - Sussex

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
2644	Robert Henry Hurst	John Nightingale	Barn Meadow	Pasture
2647	Robert Henry Hurst	John Nightingale	East Field	Arable
2648	Robert Henry Hurst	John Nightingale	Little Mead	Pasture
2649	Robert Henry Hurst	John Nightingale	House Homestead garden	-
2650	Robert Henry Hurst	John Nightingale	Homestead	-
2651	Robert Henry Hurst	John Nightingale	House field	Arable

Table 1: Tithe Apportionment

- 3.4. Figures 6 and 7 (pages 23 and 24) the 1875 and 1879-80 Ordnance Survey Maps, show little change within the Site itself, other than the addition of vegetation within and to its borders. Within the local area, it can be assumed that the surrounding area is in agricultural usage. Some residential and associated development has taken place at Holbrook, beyond the Site's south-west boundary line. The road running north-south to the west of the Site as known as Northland Road at this time.
- 3.5. There had been limited change within either the Site or the local area by the time of the 1961-62 or 1976 Ordnance Survey Maps (figures 8 and 9, pages 25 and 26). The house at Rapelands Farm is marked as Hollywick Farm in the latter map and the field divisions within the Site have been removed.
- 3.6. By the time of the 1991-1993 Ordnance Survey map (figure 10, page 27) there has been some further limited development with the local area, otherwise the Site remains as previously. Northlands Road would eventually be re-named as Old Holbrook.
- 3.7. There is a marked change between the 2021 and 2025 Aerial Photographs (figures 11 and 12, pages 28 and 29). Although the Site itself is not altered, consented development has occurred just beyond the Site's west/south-west boundary line. Built out consented residential development is shown along the new Moat Road in figure 13, page 30, the 2025 Ordnance Survey Map.

4 Assessment of Significance

4.1 Site Assessment

- 4.1.1 The Site is located in North Horsham, West Sussex. It forms part of the new village – Mowbray - that was consented in March 2018 (Application Reference Number: DC/16/1677) for a large mixed-use development. It is referred to as Reserved Matters Area 4 (RM4) under the outline consent that forms part of the Mowbray Development Site (Land North of Horsham strategic site).
- 4.1.2 The Site comprises a field lying adjacent to other fields (to north and south). Slightly further south is the A264, with Old Holbrook (road) running north-south to its west. Rapelands Farm lies immediately adjacent to the west of the Site and contains the Grade II listed Hollywick Farmhouse. Vegetation bounds the Site to south, east and west. Beyond the vegetation that bounds the Site to its east, lies the larger Mowbray Development Site.

A Site location map can be found in figure 1, page 18 and Site photos are located on pages 32 to 45 (Plates 1 to 15).

4.2 Identification and Assessment of Built Heritage Assets

- 4.2.1 In order to assess the contribution of the Site to the setting or significance of built heritage assets, an area search of one kilometre was decided on. This was based on professional judgement, the extent of the planning application boundary and the scale of the Proposed Development. The West Sussex Historic Environment Record (WSHER) of built heritage assets found within one kilometre radius is illustrated in figure 2, page 19.
- 4.2.2 Initial desk-based research, utilising the WSHER and Historic England's National Heritage List for England, identified that the Site does not contain any designated or non-designated built heritage assets, however within the study radius there are seven Grade two listed buildings: Hollywick Farmhouse (NHLE:1027067); Holbrook Park (NHLE:1193406); Holbrook Park House (NHLE:1354147); Northlands Farmhouse (NHLE:1193425); Hawksbourne Farmhouse (NHLE:1027071); Ryder's Farmhouse (NHLE:1193397) and South Lodge to Holbrook Park (NHLE:1027066).
- 4.2.3 After further detailed examination, it was established that three built heritage assets could potentially experience some effect to their setting or significance from the future development of the Site and required further assessment due to potential intervisibility and/or proximity. (These are listed in Table 2, below).
- 4.2.4 The remaining built heritage assets were able to be scoped out from further analysis as their associations, settings or significance are not reliant upon the Site or because they remain well removed and/or are screened from it, so that there is a lack of intervisibility; they have, therefore, not been assessed within the forthcoming sections. In respect of the Lodge to the South of Holbrook Park, this building has an association with the Holbrook group of buildings due to being the historic lodge.
- 4.2.5 Built heritage assets that may be affected by the Proposed Development are detailed in Table 2, below:

LISTED BUILDINGS	Listing	NHLE
Hollywick Farmhouse	Grade II	1027067
Holbrook Park	Grade II	1193406
Holbrook Park House	Grade II	1354147

Table 2: Built Heritage Assets that may be affected by the Proposed Development

4.3 Assessment of Built Heritage Assets

- 4.3.1 Horsham District Council stated in their Pre-Application Advice letter of 10.4.25 that *“The listed building nearby (Hollywick Farmhouse) is separated by a landscape buffer. With the buffer, the impact on the setting of the listed building is considered appropriate. This takes into account the assessment of the impact of the proposal on heritage assessment undertaken as part of the outline consent approval”*.

Hollywick Farmhouse, Grade II (NHLE:1027067)

- 4.3.2 The Historic England listing states ‘C17 or earlier timber-framed building with plaster infilling and curved braces, ground floor rebuilt in red brick, first floor of north half now tile-hung. Horsham slab roof, half-hipped at south end. Gable at north end. Porch with room over. Casement windows. Room over the porch has lozenge-shaped and diamond-shaped panes’.
- 4.3.3 The farmhouse forms one of the various historic farm buildings distributed throughout the surrounding landscape. The property originally formed part of Rapeland Farm as indicated by the 1844 Horsham Tithe Map (illustrated in figure 5, page 23.)

Significance

- 4.3.4 The heritage significance of Hollywick Farmhouse is derived from its individual special interest – this lies in the architectural and historical special interest of its fabric form. The house provides a good example of a rural Sussex farmhouse dating to the seventeenth century or earlier and illustrates the architectural craftsmanship of the period and region, in particular its timber frame structure. The use of vernacular materials is also of aesthetic value. The building is of social significance due to its previous function; the property is, though, no longer classified as a farmhouse. Although there have been some alterations to the building, externally the property displays original fabric and fine detailing.

Setting and Contribution of Setting to Significance

- 4.3.5 The immediate setting of the former farmhouse is much altered from its original farmstead character with enclosed, landscaped gardens and a swimming pool. There is, though, an historic barn located to the north of the farmhouse that Horsham District Council may consider to be curtilage listed. Overall, the immediate setting of the former farmhouse makes a minor positive contribution to its significance. The surviving wider rural setting of the farmhouse makes a positive contribution to its significance, particularly where this land is still in agricultural/pasture usage. The previous open views to and from the property from the surrounding landscape are now restricted due to tall vegetation surrounding the previous farmstead. Although there are still views to and from the first

floor of the building to and from the Site (generally to the north) it is nonetheless difficult to experience the historic farmhouse character and history of the property. The former farmhouse is little visible from Old Holbrook that runs north-south to its west.

Contribution of Site to Significance

- 4.3.6 The former function of the property has ceased, however historically Hollywick Farmhouse had a functional relationship with elements of the surrounding farmland, including the Site. Additionally, the Site provides the backdrop and character of views to and from the listed building. Overall, the Site is assessed as making a positive contribution to the setting and significance of Hollywick Farmhouse due to their historical connection.

Holbrook Park, Grade II (NHLE:1193406) and Holbrook Park House, Grade II (NHLE

Holbrook Park

- 4.3.7 The Historic England listing states *'Mid C19. Two storeys. Eight windows. Faced with cement. Balustraded parapet. Windows in moulded architrave surrounds, those on first floor with cornices over on console brackets. Mostly casement windows, but some sashes on ground floor with glazing bars. Projecting Italianate tower at north-east corner with wide eaves cornice on console brackets. Wide porch towards the south end with coupled Ionic columns. Another porch to the north of this containing an elliptical-headed doorway.'* The property is now configured as two separate Grade II listed apartments.

Holbrook Park House

- 4.3.8 The Historic England Listing states: *'Possibly the former stables to Holbrook Park. Early to mid C19. Two storeys. Three windows. Stuccoed. Stringcourses, cornice and parapet with pediment. Windows in moulded architrave surrounds and glazing bars intact. Doorway in moulded architrave surround'.*

Significance

- 4.3.9 The heritage significance of Holbrook House and Holbrook Park House is derived from their individual special interest – this lies in the architectural and historical special interest of their fabric and form. In respect of Holbrook Park, this includes its Italianate tower and Ionic columns associated with the porch towards located to the front, east elevation of the building. The house provides a good example of a mid-nineteenth century mansion house illustrating the architectural craftsmanship of the period and region. It also reflects North Horsham's development at this time. In respect of Holbrook Park House this includes its detailing, including the attractive cornice and parapet with pediment and its association with Holbrook

Setting and Contribution to Significance

- 4.3.10 The immediate setting of Holbrook Park comprises its private grounds and gardens of approximately 2.9 acres, although this has reduced in size and format. Although the house was established with ancillary buildings, a small number of further developments have occurred so that its setting to north has altered. The large swathe of parkland remains to the west of the property although the original ornamental ponds have been filled in. Overall, the grounds associated with Holbrook Park make a strong positive contribution to its significance as indicative of its original setting.
- 4.3.11 Beyond this immediate setting, there is pasture or agricultural land and Old Holbrook runs north-south to the west of the entrance drive to Holbrook Park. This land makes a positive contribution to its significance as indicative of a large country mansion set a rural area. It is possible that the house owned various fields in its proximity, although the Hurst family-owned large areas of land in the local

area. There is very little intervisibility with Holbrook Park from Old Holbrook, although there is the experience of it being a grand country mansion when glimpsed along this lane.

4.3.12 The immediate setting of Holbrook Park House comprises its private grounds and gardens, although these are of a modest nature in comparison with Holbrook Park due to the historic function of Holbrook Park House and form part of the original grounds of the main house. There is some modern residential development located in close proximity to the property, to its north. Beyond this immediate setting, there is pasture or agricultural land and Old Holbrook runs north-south to the west of the entrance drive to Holbrook Park House.

4.3.13 The immediate setting of Holbrook Park House has altered due to the changed nature of the function of the building; however, it sits in close proximity to the main house (at circa 30 metres) and this makes a positive contribution to its significance due to their historic, important relationship, serving as the hub for the horses of the estate. The wider setting of the property also makes a positive contribution to its significance due to its former function and the relationship of the stables with the surrounding land which would have provided a proximate and secure area for the horses.

Contribution of Site to Significance

4.3.14 The Tithe Map (1844) evidences that the Site was owned by Robert Henry Hurst, a prominent nineteenth century landowner in Horsham who lived at Park House, North Street at the edge of Horsham Park, located at circa 3 kilometres from the Site. The ownership may have altered over time, but it is understood that the Hurst family-owned large swathes of land in the area from 1812 and onwards. The Site was also in agricultural pasture usage by Hollywick Farm at this time and onwards, although part of the pasture area of the Site may have been grazed by horses from Holbrook Park/Holbrook Park House.

4.3.15 The Site is not located in proximity to either of the properties and there is a lack of intervisibility with either of the buildings due to intervening vegetation and the fact that both are set back from Old Holbrook. However, there may be an historic link between them due to horse grazing and the wider setting of Holbrook Park and Holbrook Park House forms part of the experience of these buildings within Holbrook. Overall, it is assessed that the Site makes a minor positive contribution to these properties as indicative of their wider historical landscape setting.

5. Consented Proposals and Assessment of Impact

5.1 Proposals

- 5.1.1 Planning permission was granted by Horsham District Council (DM/23/2699) in February 2025 for Phase 1 RM Area 4 comprising 82 (C3 Use) for residential units, car and cycle parking, new landscaping, drainage, access and internal roads and associated infrastructure. This Statement is intended to demonstrate how the design details - siting, appearance and landscaping of the Site have been informed by the relevant built heritage assets.
- 5.1.2 The Site forms part of the larger consented scheme of 249.60 hectares of land, comprising the area north of the A264 between Langhurstwood Road and Wimlands Road. Application Reference Number: DC/16/1677, that received Planning Permission in March 2018 for 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.
- 5.1.3 The approved landscaping proposes to retain extant vegetation and plant additional trees to form a strategic landscape buffer in proximity to Hollywick Farmhouse. A green buffer space between the former farmhouse and its immediate setting (including the outhouse) with the Proposed Development is also proposed.
- 5.1.4 The proposed housing has been laid out well behind the propped landscape buffer to Hollywick Farmhouse, with the units closest to the heritage asset proposed no taller than 9.25m to the ridge. The maximum height of units will be 2.5 storeys, with these units being placed well away from the listed building.
- 5.1.5 The Proposals are illustrated in the Appendix (page 48). Please refer to the Design and Access Statement that accompanies the application for full details.

5.2 Assessment of Impact

- 5.2.1 S.66 of the 1990 Act states that in considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker 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.
- 5.2.2 Development proposals should also accord with the principles set out in the National Planning Policy Framework that include Paragraph 207 *'In determining applications, local planning authorities 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 no more than is sufficient to understand the potential impact of the proposal on their significance'*. The NPPF defines 'setting' as the surroundings in which an asset is experienced. It further makes clear that '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 be neutral'.
- 5.2.3 Local Planning Policy 34 of the Horsham Local Plan states that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets and that this should make a positive contribution to the character and distinctiveness of the area and retain and improve the setting of heritage assets.

5.2.4 In order to assess the contribution of the Site to the setting or significance of built heritage assets, it was considered appropriate to reduce the original 1km search area used to identify potential built heritage assets to 750 metres around the Site. This was based on professional judgement, the extent of the planning application boundary and the scale of the Proposed Development.

5.2.5 In order to determine any effect that development at the Site may have on the settings or significance of relevant listed buildings due to development at the Site, this section references the *Historic Environment Good Practice Advice in Planning, Note 3: The Setting of Heritage Assets (HEGPA3) (December 2017)*. This GPA sets out a 5-step process which assesses the potential effects of a proposed development on the setting or significance of a heritage asset.

Step 1 - Identify which heritage assets and their settings are affected

5.2.6 This identification was enabled through reference to the West Sussex Historic Environment Record, as illustrated in figure 2, in addition to Historic England's National Heritage List for England. Built heritage assets that may be affected by the Development have been identified as Hollywick Farmhouse, Grade II (NHLE:1027067); Holbrook Park, Grade II (NHLE:1193406) and Holbrook Park House, Grade II (NHLE:1354147).

Step 2 - Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

5.2.7 The significance of the built heritage assets and the contribution that settings and views make to their significance was assessed in Section 4.2, pages 10-12 and is summarised below:

Hollywick Farmhouse, Grade II (NHLE:1027067)

5.2.8 The immediate setting of the farmhouse is much altered from its original farmstead character with its enclosed, landscaped gardens and a swimming pool. However, the extant, remaining rural setting of the farmhouse makes a positive contribution to its significance, particularly where this land is still in agricultural/pasture usage. The previous open views to and from the property from the surrounding landscape are partly restricted due to tall vegetation; there is some intervisibility between the farmhouse and its wider working landscape from the first floor of the building.

5.2.9 The listed building and its historic farmhouse origins cannot be experienced within this wider setting. The property is little visible from Old Holbrook that runs north-south to its west.

Holbrook Park, Grade II (NHLE:1193406) and Holbrook Park House, Grade II (NHLE:1354147)

5.2.10 The immediate setting of Holbrook Park comprises its private grounds and gardens of approximately 2.9 acres, although this has reduced in size and format. The large swathe of parkland remains to the west of the property, although the original ornamental ponds have been filled in. Overall, the grounds associated with Holbrook Park make a strong positive contribution to its significance as indicative of its original setting.

5.2.11 Beyond this immediate setting, there is pasture or agricultural land that makes a positive contribution to the significance of Holbrook Park as indicative of a large country mansion set within a rural area. Old Holbrook runs north-south to the west of the entrance drive to Holbrook Park where glimpsed views of the house provide an experience of an historic grand country mansion within a rural environment.

5.2.12 The immediate setting of Holbrook Park House comprises its private grounds and gardens that has altered due to the changed nature of the function of the building; however, it is in close proximity to

the main house and this makes a positive contribution to its significance due to their historic, important relationship. The wider setting of the property also makes a positive contribution to its significance due to its former function and the relationship of the stables with the surrounding land.

Step 3 - Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it

- 5.2.13 The Proposed Development comprises 82 homes with parking, landscaping and open space. In respect of lighting effect, the Private Lighting Impact Assessment is produced by MMA Lighting Consultancy. They conclude that *"subject to the implementation of the (proposals outlined in their report) a compliant lighting scheme can be designed and installed with an acceptably low impact on the surrounding residential properties.....The likely cumulative effect of artificial lighting may be a slight increase in sky glow. However, given the baseline situation in the surrounding area to the development overall effects are not likely to be visual"*. This therefore results in a low impact on the built heritage assets within the vicinity.

Hollywick Farmhouse

- 5.2.14 The former function of the property has ceased, however historically Hollywick Farmhouse had a functional relationship with elements of the surrounding farmland, including the Site. Additionally, the Site provides the backdrop and character of views to and from the listed building. Overall, the Site is assessed as making a positive contribution to the setting and significance of Hollywick Farmhouse due to their historical connection and views between them, from the rear, upper level.
- 5.2.15 The Proposed Development will introduce residential development into the wider setting of Hollywick Farmhouse and remove the positive contribution that the Site makes to its special interest. Although the former function of the property has ceased, historically Hollywick Farmhouse had a functional relationship with the Site that provides the backdrop and character of views to and from the listed building.
- 5.2.16 There is intervisibility between the upper, rear levels of the property over the Site and thus there will be intervisibility with the Proposed Development. How the building is appreciated in surrounding vistas will alter.
- 5.2.17 The Proposed Development will also result in an increase in noise and activity in fairly close proximity to Hollywick Farmhouse. This will also have a minor adverse effect on the positive contribution which setting currently makes to the special interest of the listed building and the manner in which this is appreciated. Overall, the Proposed Development would have a less than substantial, adverse effect on the significance of Hollywick Farmhouse at the moderate level of that scale.
- 5.2.18 The approved inbuilt landscaping have been sensitively designed in order to take account of the proximate listed building. Extant vegetation is proposed to be retained with additional trees proposed in order to form a strategic landscape buffer in proximity to Hollywick Farmhouse. A green buffer space between the former farmhouse and its immediate setting (including the outhouse) with the Proposed Development is also proposed.
- 5.2.19 The proposed housing has been laid out well behind the propped landscape buffer to Hollywick Farmhouse, with the units closest to the heritage asset proposed no taller than 9.25m to the ridge. The maximum height of units will be 2.5 storeys, with these units being placed well away from the listed building.

Holbrook Park and Holbrook Park House

- 5.2.20 The Site is not located in proximity to either of the properties and there is a lack of intervisibility with either of the buildings due to thick intervening vegetation and the fact that both are set back from Old Holbrook. However, there may be an historic link between them due to horse grazing and the wider setting of Holbrook Park and Holbrook Park House forms part of the experience of these buildings within Holbrook.
- 5.2.21 The built heritage assets would not be appreciated within the context of the Proposed Development; however, the introduction of residential development into their wider setting would remove the minor positive contribution that the Site makes to their special interest. Overall, the Proposed Development would have a negligible/minor less than substantial, adverse effect on the significance of Holbrook Park and Holbrook Park House.

Step 4 - Explore ways to maximise enhancement and avoid or minimise harm

- 5.2.22 The Proposed Development has been assessed as causing a less than substantial effect to the built heritage assets assessed at the negligible/minor to moderate range of that scale; this assessment has taken into account the approved landscaping and the proposed unit heights and layout for the Site as stated above in Section 5.1.
- 5.2.23 The proposed layout and height of the residential units is considered to be appropriate, whilst the additional buffering proposed for will be sufficient once the vegetation has reached semi-maturity/maturity. No additional mitigation is assessed as being required in respect of Hollywick Farmhouse. No mitigation is assessed as being required in respect of Holbrook Park and Holbrook Park House.

Step 5 - Make and document the decision and monitor outcomes

- 5.2.24 This step is outside of the remit of this document.

6. Conclusion

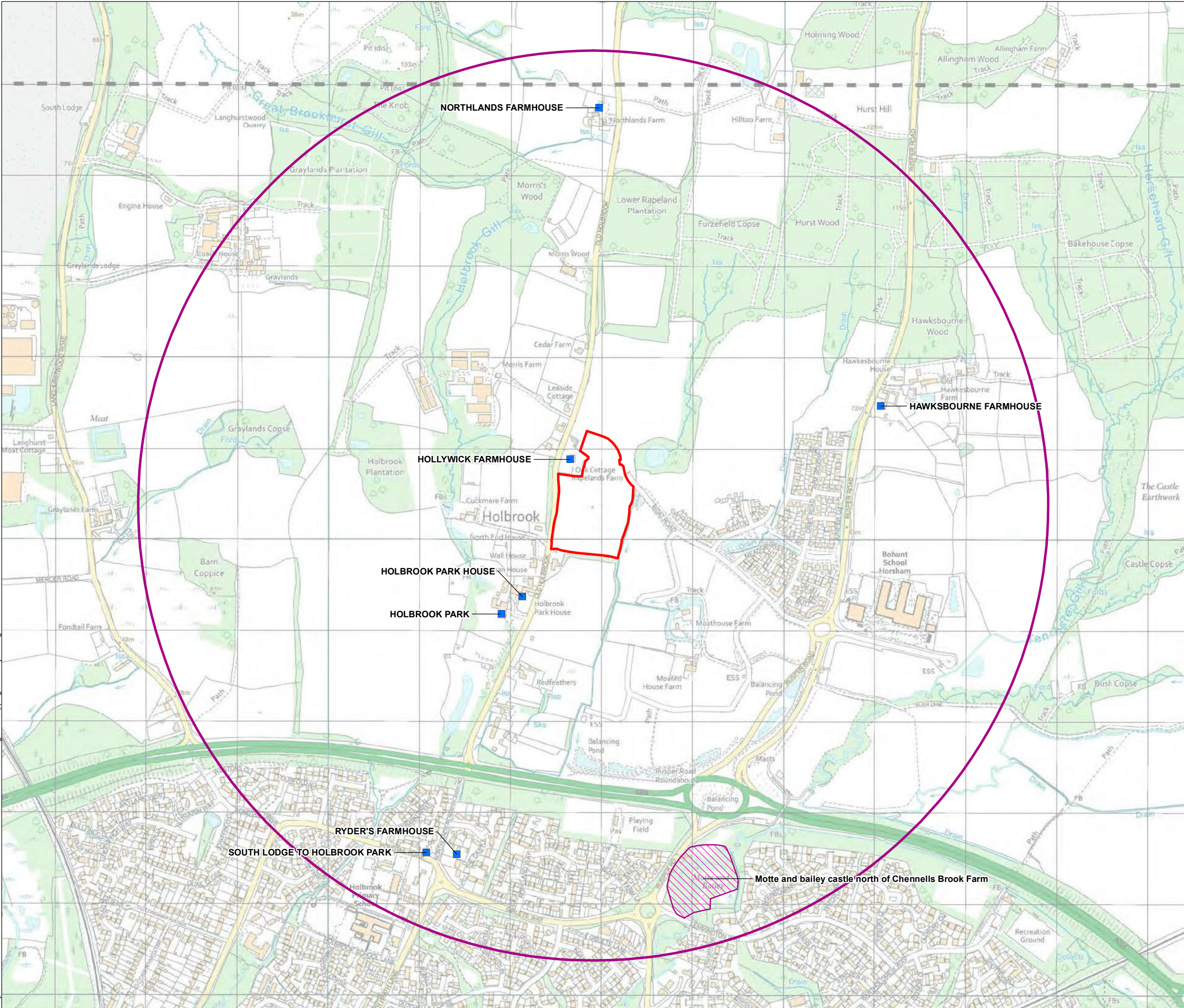
- 6.1 This Built Heritage Statement supports a Reserved Matters Application for Land North of Horsham (RM Area 4), Mowbray, West Sussex, RH12 4TW. Outline Planning Permission for Land North of Horsham was granted by Horsham District Council (DC/16/1677) in March 2018 for Outline planning with all matters 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.
- 6.2 A Built Heritage Statement has been requested by Horsham Council due to the proximity of the Grade II listed Hollywick Farmhouse (NHLE ref. 1027067) to the Proposed Development.
- 6.3 Two further built heritage assets within the vicinity - Holbrook Park House, Grade II (NHLE ref. 1354147) and Holbrook Park, Grade II (NHLE ref. 1193406) - were also analysed in order to assess if the Proposed Development would affect their significance.
- 6.4 This Built Heritage Statement has examined the siting and landscaping of the Proposed Development based on the Master Plan. The layout and height of the residential units is considered to be appropriate to the location of Hollywick Farmhouse; whilst the additional proposed landscape buffering is considered to be sufficient once the vegetation has reached semi-maturity/maturity. No additional mitigation is assessed as being required in respect of Holbrook Park and Holbrook Park House.
- 6.5 The less than substantial harm to the built heritage assets assessed should be weighed against the public benefits of the proposal in line with NPPF requirements.
- 6.6 Legislation and National Planning Policy and Guidance has been adhered to by affording the built heritage assets 'great weight', thus giving them due regard. Local Planning Policy 34 of the Horsham District Local Plan whereby the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets is also adhered to.

Figures



Figure 1
Site Location

Project Ref: N1794-PL\N-HER-02000-02999\02113 - Land at North Horsham\Figures\Mapping\GIS\Projects\Figure 2 HB.mxd



Legend

- Site Boundary
- 1km Search Radius

Designated Heritage Assets:

Listed Buildings

- Grade II

Scheduled Monuments

- 1014389, Motte and bailey castle north of Chennells Brook Farm



0 100 200m
Scale at A3: 1:8,000



Figure 2
Built Heritage Assets Plot



Site Location



Not to Scale
Illustrative Only



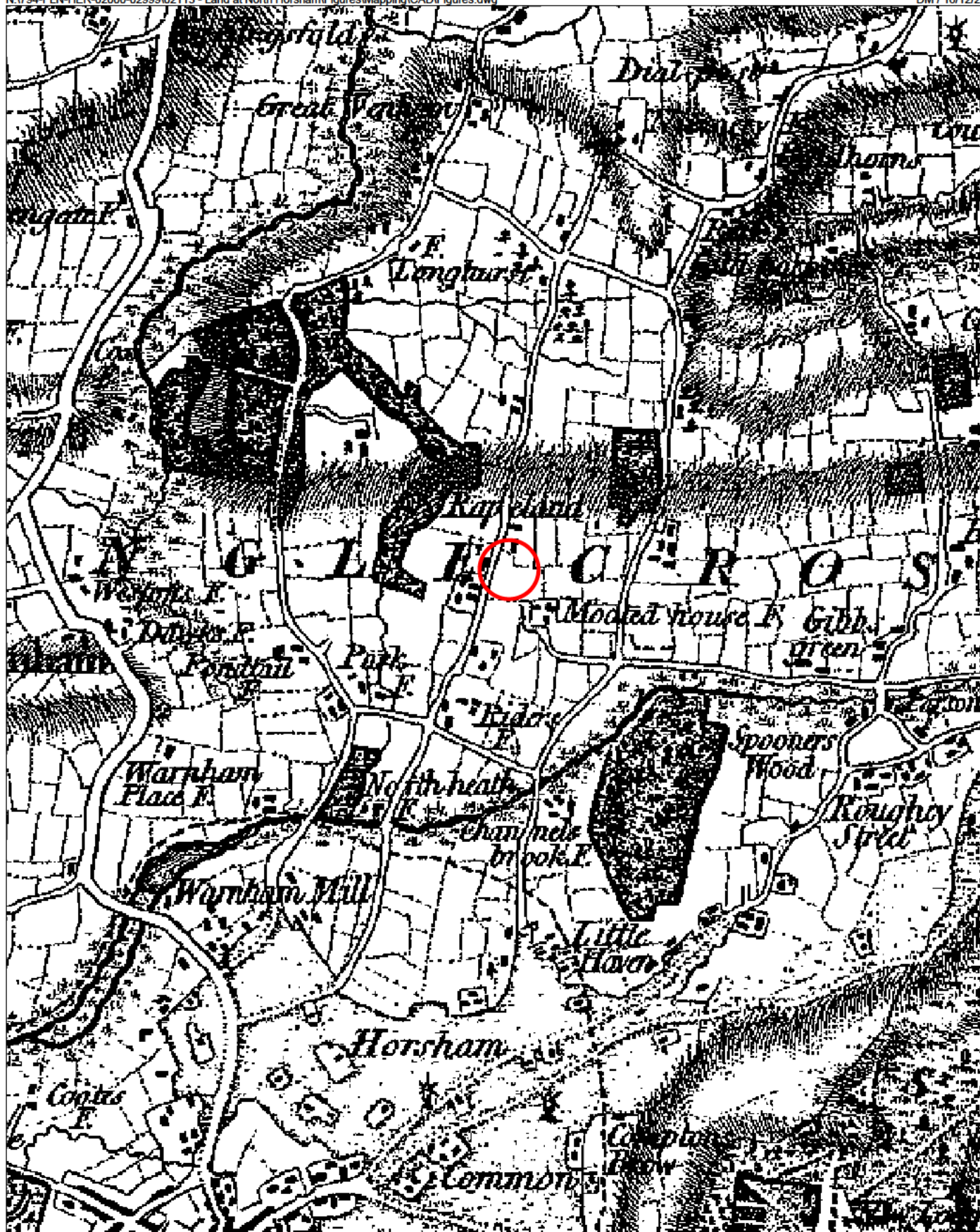
TETRA TECH



A TETRA TECH COMPANY

Figure 3

1724 Budgen



Site Location



Not to Scale
Illustrative Only

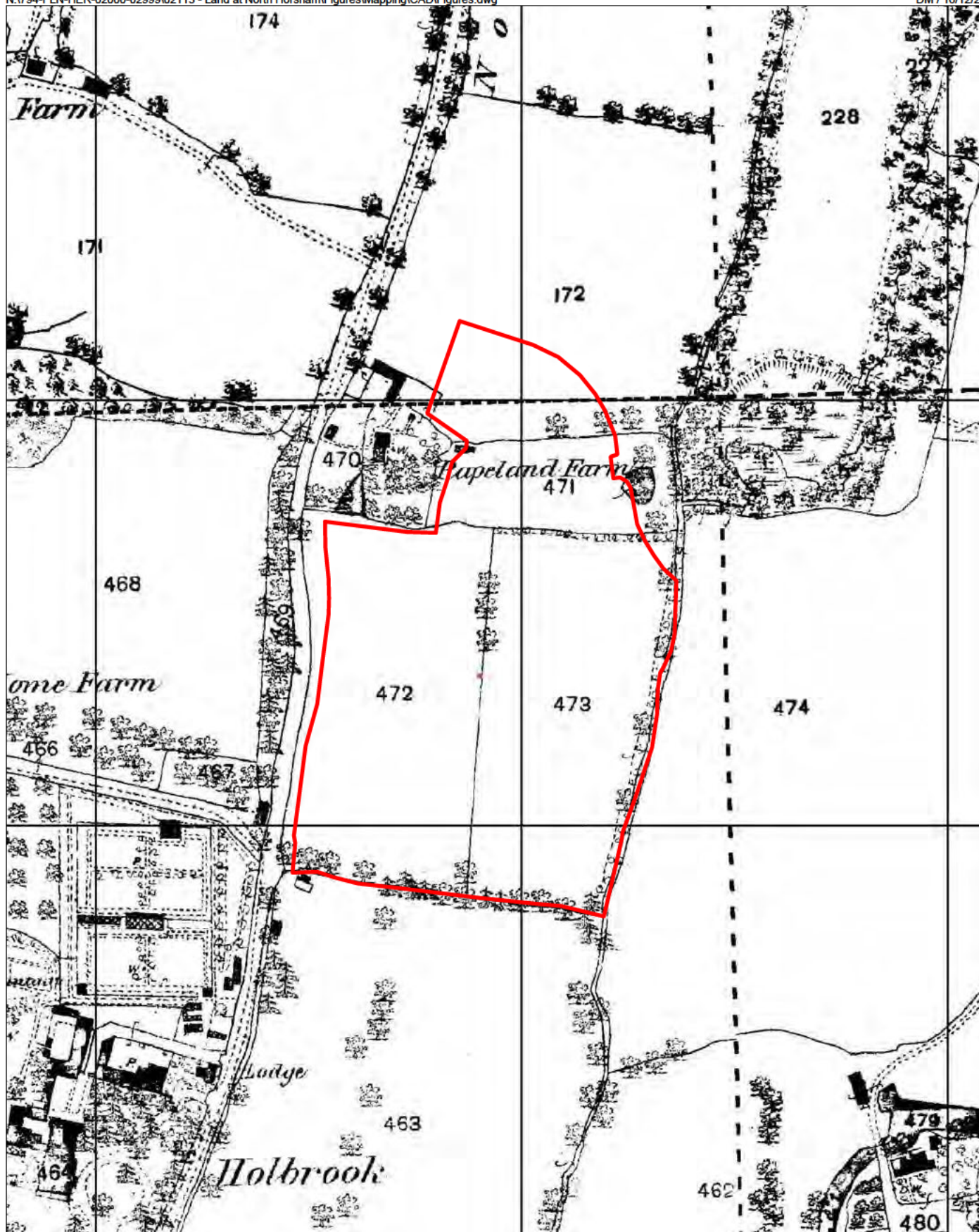


Figure 4

1795 Gardener & Gream



22



 Site Boundary



0 25 50m
Scale at A4: 1:2,500

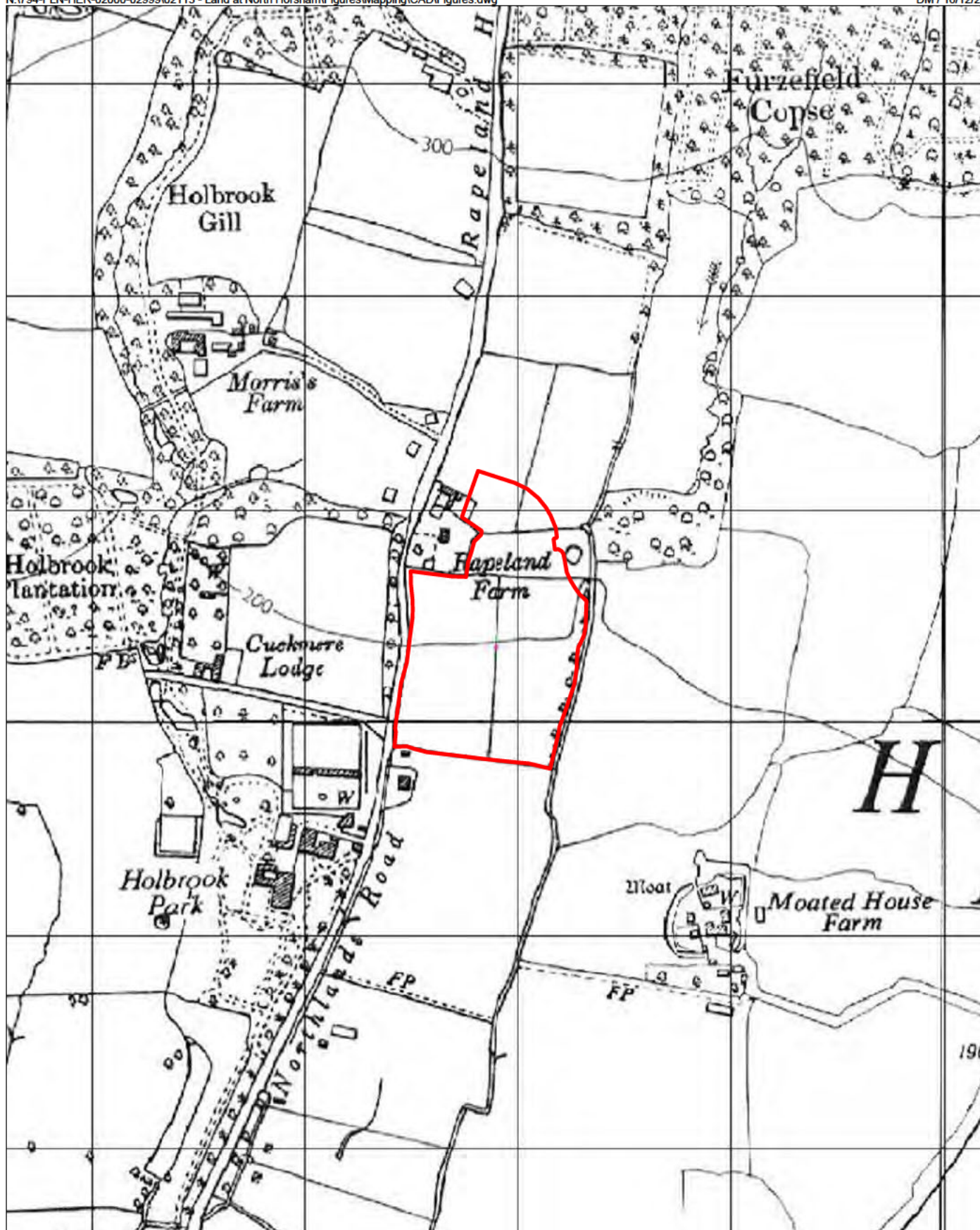


Figure 6

1875 Ordnance Survey

Figure 7

1879-80 Ordnance Survey



Site Boundary

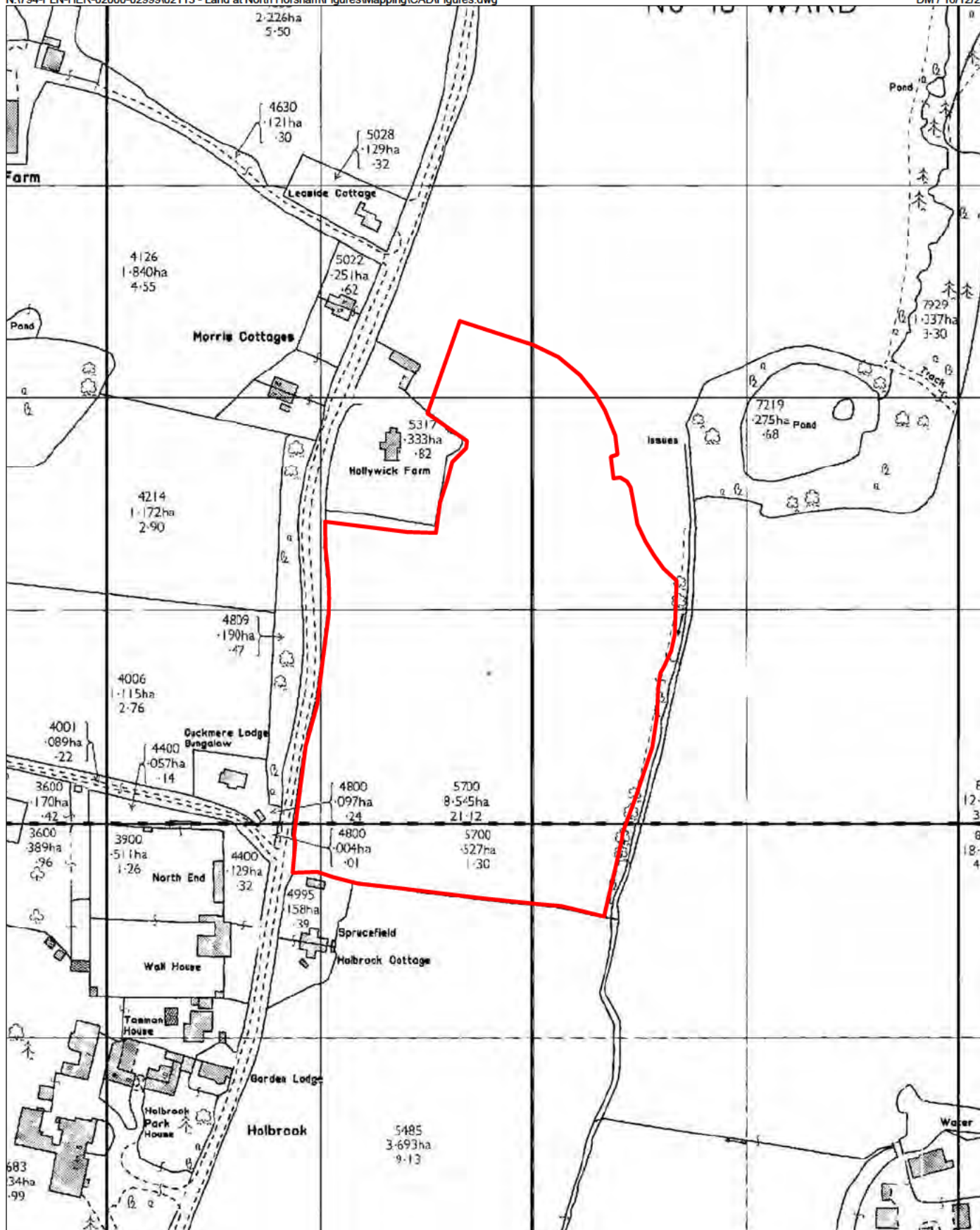


0 50 100m
Scale at A4: 1:5,000



Figure 8

1961-62 Ordnance Survey



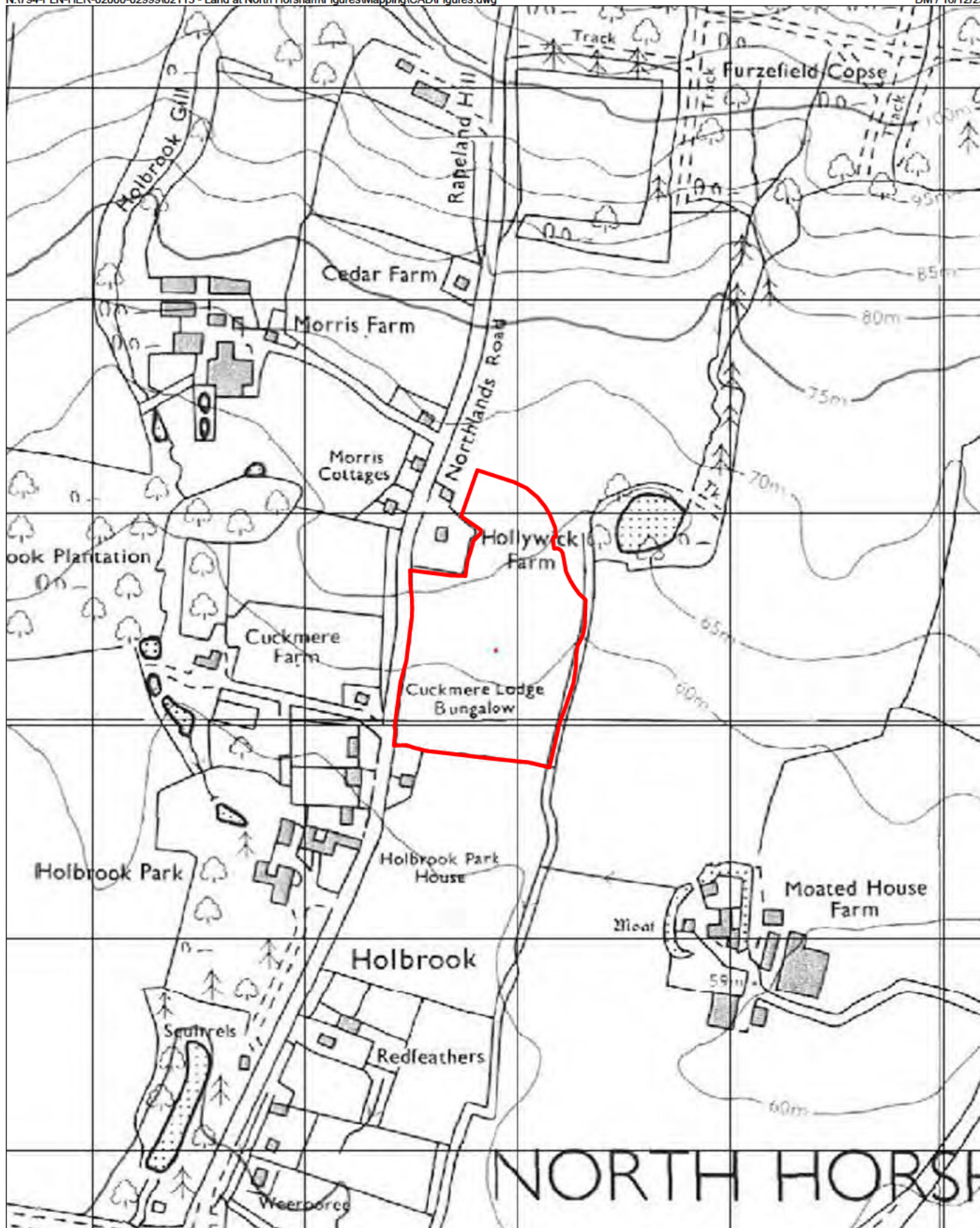
 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 9
1976 Ordnance Survey



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 10

1991-93 Ordnance Survey



 Site Boundary



0 25 50m
Scale at A4: 1:2,500



Figure 11

2021 Aerial Photograph
(Google Earth)



 Site Boundary

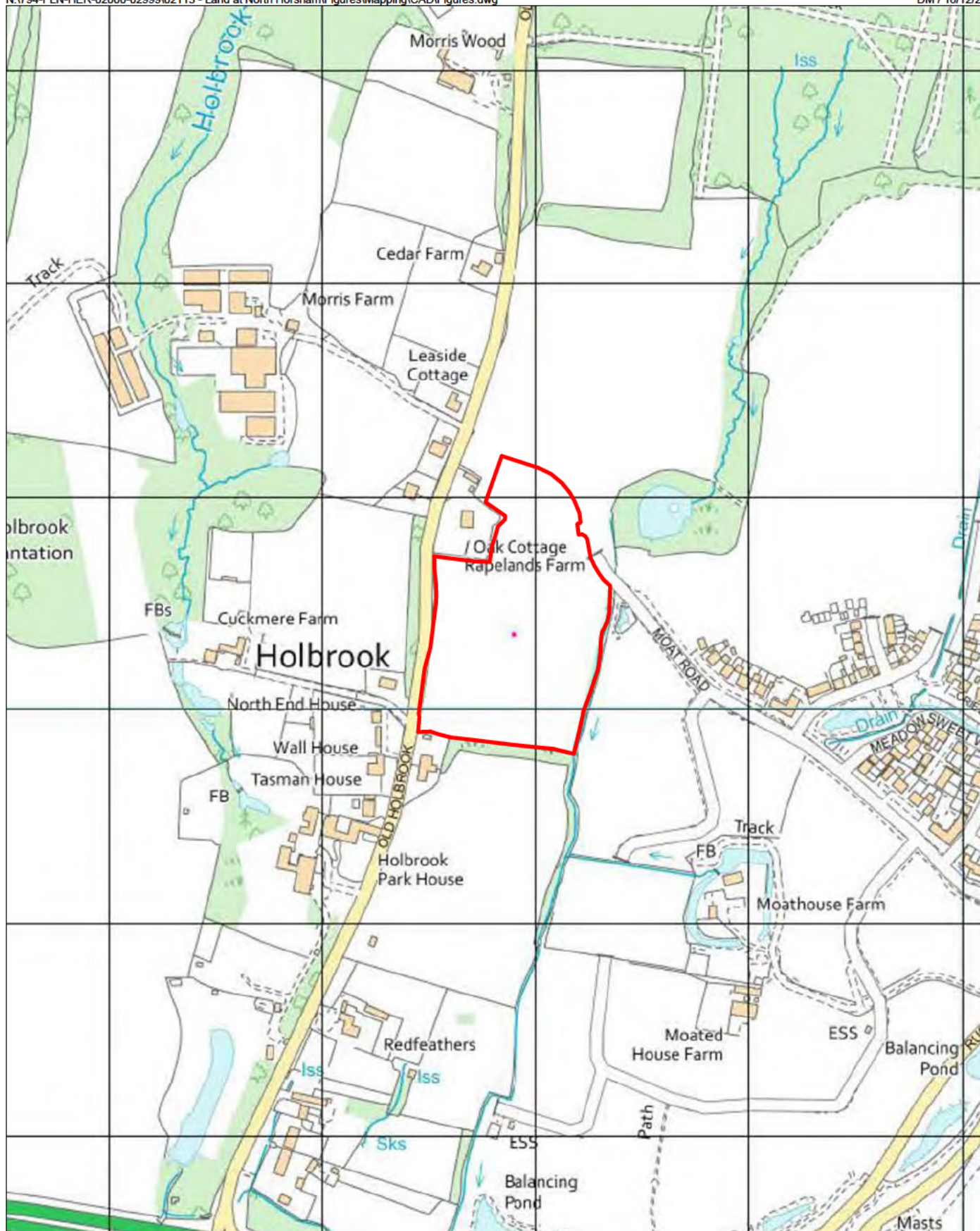


0 25 50m
Scale at A4: 1:2,500



Figure 12

2025 Aerial Photograph
(Google Earth)



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 13

2025 Ordnance Survey

Plates



Plate 1: Panoramic view just beyond the Site's northern boundary line looking south over the Site.



Plate 2: View just beyond the Site's northern boundary line, looking north over undeveloped land.



Plate 3: View just beyond the Site's north-west boundary line, looking eastwards over the Site and further east residential units that form part of the larger development Site



Plate 4: View similar to figure 3, but providing a closer view of the extant thick boundary hedge to the east of the Grade II listed former farmhouse



Plate 5: The former farmhouse is partly intervisible from the northern area of the Site. Adjacent to the thick boundary hedge, vegetative planting has already taken place in order to provide further screening for the built heritage asset.



Plate 6: View from the north-east of the Site towards the built heritage asset. There is further intervisibility with the former farmhouse including from the upper portion of one of the large ground floor windows.



Plate 7: Some intervisibility of the built heritage asset is available from the south-east corner of the Site



Plate 8: View of the south area of the Site. There is some very limited intervisibility of the Grade II listed built heritage assets along Old Holbrook.



Plate 9: View just beyond the southern hedge boundary line of the former farmhouse evidencing very little intervisibility of the built heritage asset from this viewpoint



Plate 10: View along the boundary hedge of the built heritage asset, south-north evidencing advance planting in order to provide further screening for the former farmhouse



Plate 11: Plate 10: View along the boundary hedge of the built heritage asset, north-south evidencing advance planting in order to provide further screening for the listed building



Plate 12: View of the Grade II listed former farmhouse from Old Holbrook



Plate 13: View of the Grade II listed Halbrook Park from Old Holbrook



Plate 14: View of the Grade II listed Holbrook Park House from Old Holbrook



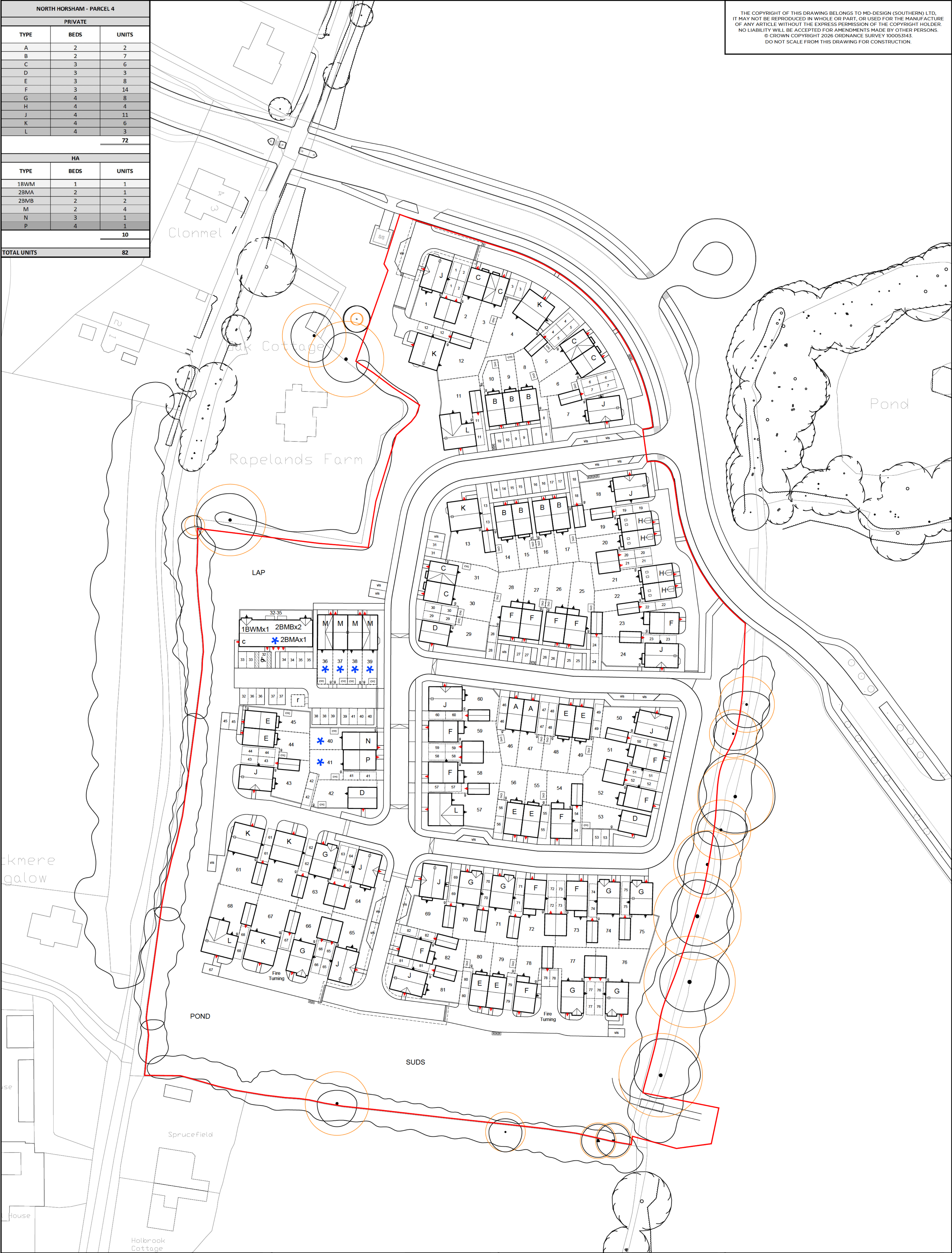
Plate 15: View along Old Holbrook south-north evidencing the thick vegetation to either side of the lane

Appendix:

Proposed Development

NORTH HORSHAM - PARCEL 4		
PRIVATE		
TYPE	BEDS	UNITS
A	2	2
B	2	7
C	3	6
D	3	3
E	3	8
F	3	14
G	4	8
H	4	4
J	4	11
K	4	6
L	4	3
		72
HA		
TYPE	BEDS	UNITS
18WM	1	1
28MA	2	1
28MB	2	2
M	2	4
N	3	1
P	4	1
		10
TOTAL UNITS		82

THE COPYRIGHT OF THIS DRAWING BELONGS TO MD-DESIGN (SOUTHERN) LTD.
IT MAY NOT BE REPRODUCED IN WHOLE OR PART, OR USED FOR THE MANUFACTURE
OF ANY ARTICLE WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDER.
NO LIABILITY WILL BE ACCEPTED FOR AMENDMENTS MADE BY OTHER PERSONS.
© CROWN COPYRIGHT 2026 ORDNANCE SURVEY 100053143.
DO NOT SCALE FROM THIS DRAWING FOR CONSTRUCTION.



KEY Application Boundary Affordable Housing Proposed New Tree Existing Trees & Hedges Root Protection Zones Primary Entrance Gate Location Bin Collection Point Bike Storage	CLIENT: Bellway Homes Southern Counties	 0 10m 20m 30m 40m 50m	SITE: Area 4, North Horsham
 MDD ARCHITECTURE + URBAN DESIGN	MDD Architecture & Urban Design 18 Mulberry Walk - Bordon Hampshire - GU35 0UL Email: info@md-design.co.uk	A Planning Issue REV: DESCRIPTION: MD 12.05.26 BY: DATE:	TITLE: Site Layout
SCALE AT A1: 1:500	DATE: 12.05.26	DRAWN: MD	CHECKED: MD
PROJECT NO: BSC-010	DRAWING NO: SL-01	REVISION: A	

