



JMS PLANNING & DEVELOPMENT

PLANNING AND HERITAGE STATEMENT

SUBMITTED IN SUPPORT OF
A FULL PLANING APPLICATION

IN RESPECT TO THE
ERECTION OF A GARAGE

AT

GERSTON HALL
GREYFRIARS LANE
STORRINGTON, PULBOROUGH
WEST SUSSEX
RH20 4HE



Client: Mr J Armstrong and Mr M Whitefern
Project: Gerson Hall, Greyfriars Lane, Storrington, Pulborough, West Sussex, RH20
4HE
Date: August 2026

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APPENDICES

- Appendix 1 - Pre-application advice (PE/26/0152)
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SECTION 1: INTRODUCTION

- 1.1. This Planning, Design and Access and Heritage Statement has been prepared by JMS Planning on behalf of Mr J Armstrong and Mr M Whitefern (*“the Applicant”*), to accompany a full planning application for the *“Erection of a single-storey garage building to provide dual-use ancillary residential vehicle parking and agricultural vehicle storage, together with associated works”* at Gerston Hall (former St Joseph’s Hall), Greyfriars Lane, Storrington, Pulborough, West Sussex, RH20 4HE (*“the application site”*).
- 1.2. The application site comprises a single residential dwelling set within extensive grounds, which include farmland and an outbuilding complex consisting of staff housing and service buildings. The site is functionally linked to a productive working vineyard (Storrington Priory Vineyard) which is on a separate title. The vineyard is a fully operational enterprise, with wine produced locally; however, the essential farm machinery required for its maintenance is currently stored in the open. This lack of dedicated storage leaves equipment exposed to the elements and creates unnecessary visual clutter adjacent to the main dwelling and cottages. The proposed development seeks to address this by providing a purpose-built garage with sufficient capacity to house both the applicant’s private vehicles and the necessary agricultural machinery. This approach will ensure the protection of the estate’s assets whilst significantly enhancing the site’s character by removing this equipment and vehicles from the landscape.
- 1.3. Formal pre-application advice was sought from Horsham District Council (ref: PE/26/0152). This pre-application enquiry put forward three separate options alongside justification for the preferred approach (Option 1). The Case Officer confirmed that the principle of erecting a garage in this location (based on Option 1) is acceptable, logical, and supportable. The Officer noted that Option 1 successfully establishes a visual link with the existing service buildings, preserves the dominance of the main house, and maintains key views towards the South Downs. Following this constructive feedback, Option 1 has been progressed as the final application scheme. A copy of the pre-application advice letter is attached at **Appendix 1**.
- 1.4. To clearly set out the background, rationale, and policy context for the proposed development, this Statement is structured into the following sections:
 - **Section 1: Introduction** – Outlines the background and purpose of the document.
 - **Section 2: Site and Surroundings** – Provides an assessment of the site and its context, and its heritage setting within the Storrington Conservation Area.



- **Section 3: Planning History** – Offers an overview of relevant past planning decisions.
- **Section 4: The Application Proposal** – Details the proposed scheme.
- **Section 5: Planning Policy** – Reviews the relevant national and local planning policy framework.
- **Section 6: Planning Assessment** – Analyses the key planning issues associated with the development.
- **Section 7: Heritage** – Provides a comprehensive overview of the significance of heritage assets and assesses any impact from the proposed development.
- **Section 8: Conclusion** – Summarises the planning balance and overall justification for the development.



SECTION 2: APPLICATION SITE AND SURROUNDINGS

- 2.1 The application site, Gerston Hall (formerly known as St Joseph's Hall), is a large detached residential dwelling constructed in the Arts and Crafts style. It is situated within a substantial plot of land accessible from Greyfriars Lane.
- 2.2 The Gerston Hall estate comprises a detached two storey dwelling (with attic space), cottages, stables, outbuildings and agricultural land. The applicant's ownership extends to approximately 6.8 hectares of land.
- 2.3 The dwelling is situated in the centre of a large expanse of open land with a driveway leading up from Greyfriars Lane besides a single lodge house; Gerston Lodge. North of the dwelling lies a brick wall dividing the garden of Gerston Hall from the adjacent vineyard. The greenhouses are situated to the west of the walled garden. To the west of the greenhouses lies a service yard which includes two cottages and garaging. The cottages adopt a similar design to that of main dwelling and the garages are constructed of tile hung slates with wooden pillar posts between the bays. Immediately to the south of this outbuilding complex is a low-walled enclosure of early 21st-century origin, featuring modern buttress details and a timber entrance gate. This enclosure used to protect a pond which was filled at some point after 2006 leaving the enclosure as seen today.
- 2.4 The estate is relatively well screened along its western boundary by a woodland area, with further trees and vegetation situated along the southern and eastern boundaries. The site is bordered to the north by the Storrington Priory Vineyard, whilst the north-eastern boundary is defined by residential uses and Storrington Tennis Club.
- 2.5 Immediately adjacent to the northern boundary of the main dwelling lies Storrington Priory Vineyard, an established and productive commercial viticultural enterprise. Whilst managed on a distinct title, the vineyard operates in functional tandem with the Gerston Hall estate holding. The daily land management, maintenance, and harvesting of the vineyard rely on specialised agricultural machinery, which is currently routed and stored across the service areas of the main site due to the absence of dedicated covered facilities.
- 2.6 The site is located within the countryside; however, it is not isolated being just 0.4 miles (7-minute walk) to the south of Storrington Town Centre.
- 2.7 The site is located within the Storrington Conservation Area, and the main dwelling at the site and two cottages and wall forming part of the stable yard are Grade II Listed in their own right. Consequently, the heritage impacts of the application proposal must be carefully considered. Copies of

the statutory Historic England list entries for both designated assets are provided at **Appendix 2**.

- 2.8 The site is approximately 200m north of the boundary of the South Down National Park.
- 2.9 In respect to the Environment Agency Flood Map, the site is located within Flood Zone 1.
- 2.10 Photographs of the application site are shown below.



Figure 1 – Main dwelling on the site



Figure 2 – View of the cottages on an east-west direction



Figure 3 – Walled garden wall



Figure 4 – Service yard



Figure 5 – View of the vineyard from the service yard showing one of the cottages to the left



Figure 6 – Close up view of the existing low wall adjacent to the cottages



Figure 7 – Long range view of the cottages and low wall from the main dwelling on the site



Figure 8 – Image showing the relationship between the cottages and the low wall



SECTION 3: PLANNING HISTORY

- 3.1 A review of the planning history of the application site has been undertaken using Horsham Council's online planning system and the relevant planning permissions are as follows:

Application No.	Description	Status and Date
DC/14/1515	Construction of dwelling	Refused 30 Nov 2016
DC/14/1124	Installation of ground mounted solar PV array (comprising 164 panels arranged in 2 rows of 73 panels and 1 row of 18 panels)	Granted 18 May 2015
DC/06/2603	Re-use of existing outbuildings and extension to provide indoor swimming pool	Granted 22 Dec 2006
DC/06/2604	Re-use of existing outbuildings and extension to provide indoor swimming pool (Listed Building Consent)	Granted 22 Dec 2006
DC/06/1754	Overhead line	Granted 06 Sep 2006
DC/06/1158	Internal alterations including opening out of access corridor between main house and staff wing on ground floor, creation of 3 bedroom on 1st floor of staff wing, alteration to bedroom in main house (Listed Building Consent)	Granted 03 Jul 2006

- 3.2 Historical (pre-1990) planning applications for the site are not available to view on the Council's website; however, some history is available in the form of the description of development and application reference numbers as follows:

- Ref no. SR/12/65 - Conversion of dormitory into bath and toilet
- Ref no. SR/31/67 - Conversion of existing outbuildings to 2 staff houses
- Ref no. SR/34/64 - Road to connect monastery with St. Josephs Hall
- Ref no. SR/41/53 - Change of use from house to private school
- Ref no. SR/62/67 - Group of garages



SECTION 4: THE APPLICATION PROPOSAL

- 4.1 This Section of the Statement sets out the details of the application proposal following constructive pre-application advice from Horsham District Council (ref: PE/26/0152). Full planning permission is sought for the erection of a single-storey garage and associated works to provide dedicated, secure parking and storage serving both the main dwelling (Gerston Hall) and the operational requirements of the adjacent vineyard and estate land.
- 4.2 The proposed building is to be located to the south of the existing outbuilding complex utilising an existing partially walled area. Siting the development within this established cluster extends the service footprint naturally, avoiding built sprawl across open parkland while preserving key views and historic sightlines between Gerston Hall and the adjacent listed cottages/annexe.
- 4.3 The proposal involves the removal of an early 21st-century low-walled enclosure located to the south of the existing outbuilding complex previously constructed around a now filled-in pond. Detailed investigation confirms these walls were constructed between 2001 and 2009; as such, they are non-contemporary additions with no historic fabric or group value. Their removal is considered to have a neutral impact on the significance of the heritage assets. However, the existing entrance gate—which features high-quality joinery—will be carefully reclaimed and preserved on-site to reflect the property's history, with a view to integrating it into the wider landscape where possible.
- 4.4 In direct response to feedback from the Case Officer, the scheme maintains a subservient footprint that aligns naturally with the surrounding outbuildings. By taking advantage of the natural fall in ground levels towards the field boundary, the structure remains visually subordinate to the nearby cottage and annexe.

Design, Scale and Materiality

- 4.5 The garage is designed in a traditional rural vernacular as illustrated on architect drawings GHS 221, 222, and 223. The design respects the sensitive character of the Storrington Conservation Area and the setting of Gerston Hall. The massing is kept minimal by limiting the roof void strictly to storage space. The roofline incorporates subtle gablets and pitches angled to mirror the existing outbuildings, creating a visually cohesive addition to the service group.
- 4.6 The material palette is chosen to reflect the building's ancillary, functional purpose. The primary structure utilises an untreated oak frame with rough oak feather-edge weatherboarding. Over time, the oak will weather to a pale buff/grey tone, harmonising naturally with the stone and lime mortar



pointing of Gerston Hall's knapped flint walls while maintaining a clear visual distinction from the painted brickwork of the historic cottages. Clay roof tiles mirror those on the surrounding structures, ensuring the new addition integrates harmoniously into its landscape context.

- 4.7 To address the specific technical requirements raised during pre-application consultation, the application includes accurate building height cross-sections. These demonstrate that the roof height remains lower than the adjacent outbuildings. While the structure closes a distant view to a far treeline, it deliberately frames the open space between the mature Oak and Gerston Hall, preserving uninterrupted backdrop views towards the South Downs landscape. Furthermore, a detailed Tree Protection Plan accompanies the application to guarantee the long-term protection and Root Protection Area (RPA) of the mature oak tree nearby.
- 4.8 In addition to protecting the mature oak, accommodating the dual-access layout for the agricultural equipment bays will necessitate the removal of a single semi-mature Silver Birch tree. The accompanying Tree Protection Plan and Arboricultural Report confirm that this loss will be fully mitigated through compensatory replacement planting, recommending a minimum of two replacement trees. To enhance the immediate setting and deliver a net gain in canopy cover, the Applicant proposes a broader landscape enhancement scheme within their ownership, incorporating a generous replanting strategy—including up to five Silver Birch trees, subject to final layout and ground conditions. This approach ensures that the loss of the single specimen is more than adequately compensated for while securing long-term visual and environmental benefits for the site.

Access and Circulation

- 4.9 The proposal enhances the setting of the Hall by moving modern vehicles off the existing paved driveway into a screened, purpose-built structure. The building features a dual-access design specifically tailored to balance its residential and agricultural functions. The east-facing bays serve private vehicles and are accessed via a modest, permeable extension to the existing paved driveway, ensuring the primary historic approach to the main house remains unaltered. Conversely, the tractor and equipment bays face west and are accessed directly from the adjacent vineyard and field via an existing grass track. By avoiding any new hardstanding within the agricultural field, the proposal successfully preserves the open, rural character of the landscape.

Water Management

- 4.10 Sustainable water management is an integral component of the scheme's overall design strategy. Rainwater falling on the new roof area will be



collected via high-capacity gutters and downpipes and directed straight into on-site rainwater harvesting infrastructure.

- 4.11 To support the ongoing operational needs of the adjacent vineyard, the scheme incorporates two 1,000-litre agricultural water butts positioned on the western (garden/agricultural facing) elevation. The selection of these specific units reflects the functional, agricultural nature of the installation; they are free-standing and adaptable, allowing them to be easily replaced as required. Expressed in their standard finish, the proposed water butts directly reinforce the honest, functional vernacular of the proposed agricultural structure, respecting the application site's setting. Whilst considered appropriate in their proposed form, the Applicant is willing to accept a suitably worded planning condition requiring visual screening or alternative finishing should the Local Planning Authority deem it necessary to further soften their appearance within the sensitive setting.



SECTION 5: PLANNING POLICY

- 5.1 This Section of the Planning, Design and Access and Heritage Statement sets out the national and local planning policy framework relevant to the proposed planning application.

National Planning Guidance

- 5.2 The government published a revised National Planning Policy Framework (NPPF) in August 2026, which immediately came into effect and replaced the previous December 2024 framework. This document sets out the government's policies for plan-making and national decision-making in England. It is a material consideration in determining planning applications, as outlined in paragraph 1 and paragraph 3 of the Framework.
- 5.3 The purpose of the planning system is to contribute to the achievement of sustainable development by managing the use and development of land in the long-term public interest (paragraph 15).
- 5.4 Paragraph 17 confirms that achieving sustainable development means the planning system has three overarching, interdependent objectives which must be pursued in mutually supportive ways:
- **An economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - **A social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
 - **An environmental objective** – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.
- 5.5 These objectives should be delivered through the preparation and implementation of development plans and the application of the policies in the Framework; they are not criteria against which every development proposal can or should be judged (paragraph 18). Development plans and decisions should play an active role in guiding development towards sustainable solutions, taking local circumstances into account to reflect the character, needs and opportunities of each area.

- 5.6 Decisions on development proposals must apply a presumption in favour of sustainable development in accordance with Policy S3. For decision-takers, development proposals that accord with both an up-to-date development plan and the national decision-making policies in the Framework should be approved without delay (Policy S3(1)(c)). Within established settlements, Policy S4 dictates that development proposals should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects when assessed against the national decision-making policies
- 5.7 Local planning authorities should work with applicants in a positive and proactive manner, seeking solutions to problems arising from initial proposals to enable a timely decision (Policy DM3(1)(a)). Decision-makers should take a proportionate approach to planning matters and seek to avoid refusing applications for development which should clearly be approved (Policy DM3(1)(b), (f)).
- 5.8 Planning policies and decisions should promote an effective and efficient use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions (Chapter 12, Policy L1 & Policy L2). Proposals should make efficient use of land and contribute to appropriate density, taking into account site connectivity, infrastructure availability, and the importance of securing well-designed places (Policy L3).
- 5.9 Chapter 14 of the Framework emphasizes that achieving well-designed places is fundamental to the planning process. Good design creates better places in which to live and work and helps make development acceptable to communities. Proposals for major development should be informed by proportionate early engagement with neighbours, local communities, and the local planning authority to resolve key issues prior to submission (Policy DM1(1)(a)).
- 5.10 Development proposals should ensure that developments will function well and add to the overall quality of the area over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate landscaping; are sympathetic to local character and history; establish or maintain a strong sense of place; and create safe, inclusive and accessible environments that promote health and well-being.
- 5.11 Design quality and climate change adaptation—such as energy conservation, resource efficiency, and sustainable drainage—should be integrated into scheme proposals. Development proposals that fail to make efficient use of land or fail to meet clear design and environmental expectations established in national decision-making policies should be refused.

- 5.12 Chapter 20 sets out national decision-making policies for conserving and enhancing the historic environment. Heritage assets should be conserved in a manner appropriate to their significance (Policy HE1). Local planning authorities require applicants 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 (Policy HE2).
- 5.13 In determining planning applications affecting the historic environment, local planning authorities should take account of:
- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities, including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness (Policy HE3).
- 5.14 When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be), irrespective of whether any potential harm amounts to substantial harm, total loss, or less than substantial harm (Policy H4).
- 5.15 Policy H6 confirms 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.
- 5.16 Local planning authorities should 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 the asset—or which remove modern visual intrusion—should be treated favourably (Policy HE10).

The Development Plan

- 5.17 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the policies of the statutory development plan, unless other material considerations indicate otherwise.



- 5.18 To the extent the Development Plan policies are material to an application for planning permission, the decision must be taken in accordance with the Development Plan unless there are material considerations that indicate otherwise (Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning Compulsory Act 2004).
- 5.19 The adopted development plan for Horsham is made up of the Horsham District Planning Framework (HDPF), adopted in November 2015 and the Storrington & Sullington and Washington Neighbourhood Plan (SSWNP), made in September 2019.
- 5.20 Although the site is located just outside the northern boundary of the South Downs National Park, the South Downs Local Plan (2019) is a key material consideration in so far as to proposals could affect the National Park's setting.

Horsham District Planning Framework (Adopted November 2015)

- 5.21 The Horsham District Planning Framework (HDPF) is the overarching planning document for the district (outside of the National Park). It sets out the Council's strategy for the period to 2031, focusing on delivering sustainable growth while protecting the unique character and heritage of the district's towns, villages, and countryside.
- 5.22 Policy 2 (Strategic Development) outlines the District's spatial strategy, aiming to maintain its unique rural character while supporting sustainable growth. The policy encourages the effective use of land by prioritising the reuse of previously developed (brownfield) sites. It further stipulates that development must protect and enhance the District's natural environmental resources and built heritage, ensuring that new schemes are well-designed, safe, and sympathetic to the existing landscape character. Additionally, the policy supports the rural economy and the provision of suitable housing to meet the varied needs of the community.
- 5.23 Policy 26 (Countryside Protection) mandates that the rural character and undeveloped nature of the countryside must be protected against inappropriate development. Proposals outside built-up area boundaries are required to be essential to their location, specifically supporting the needs of agriculture or the sustainable development of rural areas. The policy dictates that any new development must be of an appropriate scale and must not lead to a significant increase in activity. Furthermore, schemes must protect, conserve, or enhance the landscape's key features, including the existing development pattern, historical qualities, and the natural landform of the area.



- 5.24 Policy 28 (Replacement Dwellings and House Extensions in the Countryside) provides the criteria for ancillary buildings such as garages. It requires that any such development must be subordinate in size and scale to the main dwelling and should not result in an over-intensification of the site.
- 5.25 Policy 30 (Protected Landscapes) confirms that development will be supported where it protects the setting of the South Downs National Park and does not detract from the visual amenity or "special qualities" of the Park.
- 5.26 Policy 31 (Green Infrastructure and Biodiversity) supports development that maintains or enhances the existing green infrastructure network and resists any loss of such assets unless suitable mitigation or compensation is provided. The policy requires proposals to contribute to the enhancement of biodiversity and encourages the creation of new habitats and ecological linkages. Furthermore, it stipulates that any development potentially impacting the district's hierarchy of protected sites and habitats—including SSSIs, Ancient Woodland, and Special Protection Areas—must demonstrate that the benefits of the scheme outweigh any adverse impacts, with appropriate mitigation measures firmly established.
- 5.27 Policy 32 (The Quality of New Development) requires all new development to complement its surroundings through high-quality design and a clear understanding of the local context. It mandates that schemes must result in a "*sense of place*" by ensuring that the scale, massing, and appearance of new buildings are sympathetic to the existing landscape and built environment. The policy emphasises that development should contribute to the local character and provide a functional, safe, and attractive environment.
- 5.28 Policy 33 (Development Principles) requires all new proposals to conserve and enhance the natural and built environment by adhering to key design and sustainability criteria. It mandates the efficient use of land—prioritising brownfield sites—and requires development to avoid unacceptable harm to neighbouring amenity, such as through noise or overlooking. Schemes must demonstrate a high standard of design that is locally distinctive, using quality materials and respecting the surrounding scale, massing, views, and landscape features (including trees and hedges). Additionally, proposals should incorporate passive solar orientation where appropriate, provide visually discreet parking and refuse storage, design out crime through active frontages, contribute to accessible environments, and establish a clear distinction between public and private spaces.
- 5.29 Policy 34 (Cultural and Heritage Assets) recognises heritage assets as an irreplaceable resource, requiring all proposals to sustain and enhance the historic environment through informed, high-quality design. It mandates that applications demonstrate a clear understanding of an asset's

significance—drawing on relevant research, Historic Environment Records, and official guidance such as Conservation Area Character Statements. Development must reinforce local distinctiveness through appropriate siting, scale, form, and traditional materials. Crucially, the policy requires schemes within Conservation Areas to remain consistent with their special character and appearance, while ensuring that any development affecting listed or vernacular buildings preserves and enhances their setting, key views, fabric, and legibility, securing a viable, sustainable future for the historic environment.

- 5.30 Policy 37 (Sustainable Construction) mandates that proposals must seek to improve the sustainability of development through high-quality design and construction. The policy requires schemes to incorporate measures that maximise energy efficiency, encourage natural lighting and ventilation, and utilise recycled or low-impact materials where possible. Furthermore, development should be designed to minimise vulnerability to climate change, reduce water consumption, and enhance biodiversity. The policy also stipulates that new development must include integrated arrangements for refuse and recycling storage, while ensuring that buildings remain flexible for future adaptation and retrofitting.

Storrington & Sullington and Washington Neighbourhood Plan (SSWNP)

- 5.31 Policy 1 (A Spatial Plan for the Parishes) seeks to ensure that development is concentrated within the defined Built-up Area Boundaries. However, it allows for development outside these boundaries where it is "appropriate to a countryside location." As the proposal is for an ancillary structure to an established dwelling and supports the operational needs of an existing agricultural enterprise, it is considered a sustainable form of development that supports the rural economy.
- 5.32 Policy 14 (Design) mirrors the high standards required by the National Park. It mandates that all new development must respond to the specific character of the area. It explicitly requires that:
- The scale and massing of new buildings are sympathetic to their surroundings.
 - The materials used are of high quality and reflect the local vernacular.
 - The landscape character is preserved, particularly in areas visible from public rights of way.
- 5.33 Policy 15 (Green Infrastructure & Biodiversity) requires development proposals to protect, maintain, and, where possible, enhance local green infrastructure assets. The policy mandates the retention of existing landscape features—such as hedgerows, trees, and watercourses—to support wildlife and preserve the visual setting of the parishes. Proposals are expected to prioritise ecological connectivity through the retention or



creation of green corridors and the use of indigenous species in planting schemes. Additionally, the policy stipulates that landscape designs should be multifunctional, incorporating effective screening, sustainable drainage measures, and improved pedestrian and cycle connectivity.

South Downs Local Plan (Adopted July 2019)

- 5.34 While the site sits outside the National Park boundary, the South Downs Local Plan serves as a material guide for ensuring the development does not adversely impact the Park's setting. Policy SD5 (Design) and Policy SD12 (Historic Environment) both advocate for a landscape-led approach that conserves the cultural heritage and natural beauty of the area.

Emerging Policy

Horsham District Local Plan (2023–2040)

- 5.35 The Horsham District Local Plan 2023–2040 is in the advanced stages of its independent examination. Following the appointment of a new Inspector in January 2026, examination hearings took place in April 2026. Following these sessions, the Inspector issued his interim conclusions on 5th May 2026, setting out the necessary Main Modifications required to make the Plan sound.
- 5.36 The Council is currently undertaking public consultation on the proposed Schedule of Main Modifications (running from 13th July 2026 to 24th August 2026). While the emerging Local Plan is a material consideration, its policies carry moderate, emerging weight until the Inspector's final report is issued. Consequently, the Horsham District Planning Framework (2015) remains the starting point for decision-making, with formal adoption of the new Local Plan anticipated later in 2026 or early 2027 following the conclusion of the consultation process.

Summary of Policy

- 5.37 The primary statutory development plan for this application comprises the Horsham District Planning Framework (HDPF 2015) and the Storrington & Sullington and Washington Neighbourhood Plan (SSWNP 2019). These policies collectively mandate that new development must be subordinate in scale and massing to the heritage asset while conserving its historic setting and local character. Due to the site's location on the boundary of the South Downs National Park, the proposal also has regard to the landscape-led principles of the South Downs Local Plan (2019), ensuring the development remains a sympathetic addition to the rural fringe.

- 5.38 While the emerging Horsham District Local Plan (2023–2040) is at an advanced stage of examination—currently undergoing public consultation on *Main Modifications*—it carries moderate material weight at this time, and the adopted Horsham District Planning Framework (2015) remains the primary basis for decision-making.



SECTION 6: PLANNING ISSUES

6.1 Having reviewed the relevant planning policy background, the characteristics of the site and surrounding area against the proposed development it is considered that the following matters are most relevant to the consideration of the application proposal:

- Principle of Development;
- Residential Amenity;
- Trees and Landscaping;
- Biodiversity Net Gain;
- Sustainability;
- Water Neutrality; and
- Flood Risk and Drainage.

Principle of Development

6.2 The proposed development involves the erection of a single-storey garage to serve the joint residential storage requirements of Gerston Hall and the operational machinery needs of the adjacent Storrington Priory Vineyard. The site is located in the countryside, approximately 0.4 miles south of the Storrington settlement boundary. Although situated outside the administrative boundary of the South Downs National Park, the site occupies a sensitive position within its setting, with wide-reaching views toward the South Downs, requiring a proposal that satisfies both district and national park planning objectives.

6.3 The principle of development is established through national and local policy support for ancillary residential structures and rural enterprise improvements within countryside locations. HDPF Policy 2 (Strategic Development) and Policy 26 (Countryside Protection) support rural development that is appropriate to its context and maintains the quality and character of the landscape. Furthermore, HDPF Policy 28 (Replacement Dwellings and House Extensions in the Countryside) permits ancillary structures provided they demonstrate that the additional space cannot be met by existing buildings and remain subordinate in scale to the principal dwelling, appropriately grouped with the house.

6.4 In terms of functional necessity, the estate is linked to an active, working vineyard enterprise where farm machinery is currently stored in the open. Paragraph 85 of the NPPF promotes the sustainable growth of all types of business in rural areas. By providing a dedicated, single consolidated structure for both domestic vehicles and agricultural machinery, the proposal secures the operational viability of the vineyard while avoiding a proliferation of smaller, incongruous structures across the open landscape.



- 6.5 In direct response to constructive pre-application advice from Horsham District Council (ref: PE/26/0152), the Applicant has progressed the option identified by the Case Officer as the most appropriate and supportable layout. The Officer noted that this layout successfully balances functional access from both the driveway and the vineyard while maintaining a clear visual distinction from the principal building. Siting the garage within the established cluster of service buildings avoids "built sprawl" across the open parkland, fulfilling the core objectives of Paragraph 123 of the NPPF regarding the effective use of land.
- 6.6 In accordance with HDPF Policy 34 (Cultural and Heritage Assets) and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, the proposal ensures that the main Grade II listed dwelling (Gerston Hall), the adjacent listed cottages (List Entry No. 1391343), and the wider Storrington Conservation Area are fully preserved and enhanced. The proposed garage sits cleanly within the footprint of an early 21st-century low-walled enclosure. The removal of these modern, non-historic walls facilitates a high-quality, traditional outbuilding that successfully removes vehicles and vineyard machinery from open views across the estate. This significantly reduces visual clutter within the primary driveway and parkland setting, preserving the historic character and appearance of the Conservation Area while maintaining the architectural dominance of the principal listed buildings.
- 6.7 Although the site sits under the jurisdiction of Horsham District Council, the scheme reflects the "landscape-led" requirements of the adjacent South Downs National Park. In accordance with HDPF Policy 30 (*Protected Landscapes*), the building height and massing have been specifically designed to ensure the roofline remains lower than the neighbouring outbuildings. As confirmed in the pre-application response, this ensures the development does not interfere with the composition of Gerston Hall against its natural backdrop or detract from the special qualities of the South Downs.
- 6.8 The proposal also satisfies the requirements of the Storrington & Sullington and Washington Neighbourhood Plan, specifically Policy 1 (*A Spatial Plan for the Parishes*) and Policy 14 (*Design*). By adopting a subordinate scale, high-quality traditional materials (untreated oak framing, feather-edge cladding, and matching clay roof tiles), and a sensitive layout grouped with existing structures, the scheme preserves the historic setting and rural character of the parish.
- 6.9 In summary, the proposal represents a well-considered, sustainable development within the countryside that directly delivers on the guidance provided at pre-application stage. It strikes an acceptable balance between supporting the operational needs of the vineyard and conserving the statutory significance of the listed buildings, the Storrington

Conservation Area, and the setting of the South Downs National Park. Consequently, the principle of development is acceptable and fully accords with the policies of the HDPF, the SSWNP, and the National Planning Policy Framework.

Residential Amenity

- 6.10 The application site is situated within a substantial private estate of approximately 6.8 hectares. While the site is located in a rural countryside setting, it is bordered to the north-east by existing residential properties and the Storrington Tennis Club. The nearest residential dwellings are Gerston Lodge, situated at the site entrance on Greyfriars Lane, and the properties along the north-eastern boundary.
- 6.11 Strategic Policies 32 and 33 of the HDPF and Policy 14 of the SSWNP require that new development safeguards the amenity of both existing and future users. Policy 33 specifically states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers or users of nearby properties and land. Proposals must ensure that they do not result in an unacceptable impact on neighbouring properties in terms of loss of light, privacy, outlook, or increased noise and activity. Furthermore, regard is given to Policy SD5 of the South Downs Local Plan to ensure the development respects the tranquillity and amenity of the National Park's setting.
- 6.12 The proposed garage location is centrally positioned within the estate and significantly set back from all external site boundaries. The natural fall in ground levels, combined with the presence of established woodland screening along the western and southern boundaries, ensures that the building is physically and visually well-separated from neighbouring residential titles.
- 6.13 Due to the ancillary nature of the garage, its use will be limited to the parking of domestic vehicles and the storage of agricultural machinery. This use is entirely consistent with the well-established residential and agricultural activities on the site. Given the substantial separation distances and the subservient height of the proposed structure, there will be no impact on the daylight, sunlight, or privacy currently enjoyed by any neighbouring residents. As confirmed by the Case Officer during pre-application discussions (ref: PE/26/O152), the siting, scale, and use of the garage are not expected to result in any unacceptable harm to neighbouring amenity.
- 6.14 Furthermore, the proposal seeks to enhance the immediate residential amenity of Gerston Hall by consolidating vehicle parking into a purpose-built structure. This removes the "visual clutter" of open-air parking from the primary driveway and ensures that vehicle movements are contained within

a screened cluster of outbuildings, thereby reducing the perception of activity within the wider landscape and the setting of the National Park.

- 6.15 Overall, given the substantial separation distances and the subservient height of the proposed structure, there will be no impact on the daylight, sunlight, or privacy currently enjoyed by any neighbouring residents. The scheme is considered highly respectful of its neighbours and fully complies with HDPF Policies 32 and 33, SSWNP Policy 14, and the core planning principles set out in Paragraph 135 of the NPPF.

Trees and Landscaping

- 6.16 The proposal has been sensitively designed to respect the high-quality, landscape-led character of the estate and the setting of the adjacent South Downs National Park. In accordance with HDPF Policy 31 (Green Infrastructure and Biodiversity) and SSWNP Policy 15 (Green Infrastructure & Biodiversity), the development prioritises the retention, protection, and enhancement of key natural assets across the site.
- 6.17 The location of the proposed garage was specifically informed by the presence of a mature, high-value Oak tree situated immediately south of the site. As highlighted in the pre-application response (ref: PE/26/0152), protecting this tree is vital to reinforcing the principal status of Gerston Hall within the landscape. The proposed footprint has been carefully positioned to safeguard the Oak's primary Root Protection Area (RPA). An Arboricultural Impact Assessment and Tree Protection Plan accompany the application, confirming that all construction works will adhere strictly to BS 5837:2012 (Trees in relation to design, demolition and construction), utilising protective fencing to prevent soil compaction or canopy damage.
- 6.18 To accommodate the dual-access layout required for agricultural machinery and vineyard equipment, the proposal necessitates the removal of a single semi-mature Silver Birch tree. The accompanying Arboricultural Report confirms that this loss is fully acceptable in arboricultural terms, subject to compensatory planting. To ensure a clear net gain in canopy cover and ecological value, the Applicant proposes a comprehensive replanting scheme within their ownership, providing up to five replacement Silver Birch trees—significantly exceeding standard mitigation requirements.
- 6.19 The broader landscaping strategy involves the removal of the non-historic, early 21st-century low-walled enclosure, which currently forms a disjointed feature within the site. By replacing these modern walls with a traditional timber structure, the scheme integrates smoothly into its surroundings. Softened by the established woodland backdrop to the west and south, the proposal adopts a genuinely "landscape-led" approach that preserves the



openness of the setting and enhances the visual amenity of the Gerston Hall estate.

Biodiversity Net Gain

- 6.20 The statutory Biodiversity Net Gain (BNG) framework requires most planning permissions granted in England to deliver a 10% net gain, unless qualifying under specific statutory exemptions set out in the relevant Regulations.
- 6.21 This statutory framework was updated following the enactment of The Biodiversity Gain (Town and Country Planning) (Amendments and Transitional Provisions) (England) Regulations 2026. These statutory regulations came into force on 6th August 2026, introducing a new 0.2-hectare exemption for small-scale development. Consequently, as this application is submitted following that date, covers a red-line area well under the 0.2-hectare threshold, does not negatively impact any onsite priority habitats, and relates solely to an ancillary building within an established residential and agricultural curtilage, the proposal is formally exempt from the mandatory 10% BNG requirement.
- 6.22 Notwithstanding this statutory exemption, the proposal has been designed to deliver a genuine, positive net gain for local biodiversity in practice. The development primarily occupies a non-historic, modern walled enclosure consisting predominantly of non-vegetated ground (crushed stone and remnants of 21st-century construction) with a minor area of amenity grass, carrying negligible ecological value. While accommodating the access for the equipment bays requires the loss of this small patch of grass and a single semi-mature Silver Birch tree, this will be far outweighed by the proposed landscape enhancements.
- 6.23 Specifically, the Applicant is committing to a replanting scheme comprising up to five replacement Silver Birch trees within the estate, alongside preserving the Root Protection Area (RPA) of the mature landmark Oak tree nearby. As these five trees mature, they will significantly enhance canopy cover, carbon sequestration, and habitat value across the site compared to the baseline condition.
- 6.24 It is confirmed that no habitat degradation or clearing has taken place on the site since 30 January 2020. In addition to the net gain in tree stock, the proposal offers further potential for biodiversity enhancement through the integration of bird or bat roosting boxes within the new oak-framed structure or on suitable trees within the wider site.
- 6.25 In summary, the proposal qualifies as exempt from the statutory 10% BNG requirement under the August 2026 small sites legislation, while voluntarily securing a net enhancement in green infrastructure and habitat value in



accordance with HDPF Policy 31, SSWNP Policy 15, and the environmental objectives of the NPPF.

Sustainability

- 6.26 The design and construction of the proposed garage adopts a sustainable, fabric-first approach. By utilising a traditional oak-framed construction with untreated timber weatherboarding, the project employs carbon-sequestering materials with exceptionally low embodied energy. The choice of natural, locally appropriate materials not only reflects the rural vernacular of West Sussex but also ensures the structure can be effectively repurposed or recycled at the end of its operational lifespan.
- 6.27 In accordance with HDPF Policy 37 (Sustainable Construction), the building's design prioritises durability and resource efficiency. The use of traditional clay roof tiles and high-quality timber framing provides long-term structural resilience, reducing maintenance requirements and long-term environmental impact.
- 6.28 As noted in the pre-application response (ref: PE/26/0152), the site occupies a prominent position in the landscape, with wide, far-reaching views toward the South Downs National Park. Consequently, the preservation of the National Park's setting and its dark night skies form a fundamental element of the scheme's sustainability strategy.
- 6.29 To this end, the lighting strategy for the new building will incorporate robust measures to prevent light pollution and glare, ensuring the development does not detract from the dark sky environment. Any essential safety or task lighting will be strictly limited to low-lumen, fully shielded, and downward-pointing fixtures designed to eliminate lateral light spill. Furthermore, all external illumination will be controlled via PIR motion sensors with short-duration timers, ensuring that lights are only operational when required and maintaining the natural tranquillity, dark skies and rural setting of the National Park.
- 6.30 Through the combination of sustainable material selection, long-term durability, and a highly sensitive lighting strategy, the proposal demonstrates a comprehensive commitment to sustainable development, in full compliance with HDPF Policy 37, SDLP Policy SD5, and the sustainable design principles of the NPPF.

Water Neutrality

- 6.31 On 31st October 2025, Natural England formally issued a Withdrawal Statement, withdrawing its September 2021 Position Statement on Water Neutrality across the Sussex North Water Supply Zone. Horsham District Council subsequently confirmed that from 1st November 2025, applicants

are no longer required to submit bespoke Water Neutrality Statements, enter into Section 106 obligations, or meet specific water-offsetting conditions for development to proceed.

- 6.32 The Council now utilises strategic water efficiency savings secured by Southern Water to allow development in the district to move forward. Notwithstanding this position, the proposed garage building is an ancillary structure containing no internal plumbing, sanitary facilities, or connection to the mains water supply. Consequently, it represents a "zero-demand" development that will not draw upon mains water or impact strategic capacity.
- 6.33 In respect of Building Regulations Approved Document G (Sanitation, hot water safety and water efficiency), Part G2 sets out water efficiency requirements for wholesome water consumption in buildings. As the proposed development introduces no water supply connections, taps, or sanitary appliances, the design inherently achieves total compliance with Part G, resulting in a baseline water consumption rate of 0 litres per person per day.
- 6.34 As no water infrastructure is installed or capable of being drawn from, the development will not impact local water resources or the strategic network. Should water connections ever be introduced in the future, these would be governed by separate regulations.
- 6.35 Consequently, the proposal fully complies with Building Regulations Part G, HDPF Policies 31 and 38, and NPPF Policy F1 (Water resources and quality) without the need for further assessment or water-offsetting mitigation.

Flood Risk and Drainage

- 6.36 The application site is located entirely within Flood Zone 1, defined by the Environment Agency as land having the lowest probability of flooding (less than a 1-in-1,000 annual probability of river or sea flooding). Environment Agency surface water flood risk mapping further confirms that the estate and the proposed building footprint are at very low risk from surface water accumulation.
- 6.37 NPPF Policy F8, alongside HDPF Policy 38 (Flooding), adopts a sequential approach to development, directing new proposals to areas with the lowest probability of flood risk. As a minor ancillary structure within Flood Zone 1 covering an area significantly under 1 hectare, a formal Flood Risk Assessment (FRA) is not required.
- 6.38 The proposal requires no new hardstanding for vehicular access; domestic access utilises the existing established paved driveway to the east, while agricultural and vineyard access relies on an existing grass track to the

west. Furthermore, because the building footprint primarily replaces an existing non-historic low-walled enclosure and areas of modern hard surfacing, the net increase in impermeable area across the wider estate is negligible.

- 6.39 Clean surface water runoff from the new clay-tiled roof will be managed sustainably on-site in accordance with the SuDS hierarchy. Primary collection will occur via perimeter guttering and downpipes feeding into two above-ground rainwater storage butts, providing water for landscape irrigation and estate maintenance. During periods of heavy rainfall where storage capacity is exceeded, controlled overflow will feed into an existing underground drainage pipe running along the western site boundary. This discharges into the existing ornamental pond near the southern boundary, which acts as an attenuation feature prior to final discharge into the natural watercourse. A dedicated Surface Water Drainage Statement accompanies this application, detailing this strategy.
- 6.40 This pragmatic approach prioritises rainwater re-use at source while utilising established on-site attenuation, avoiding any reliance on public sewer networks or increasing off-site flood risk. Consequently, the scheme maintains high environmental water quality in full accordance with HDPF Policies 24, 35, and 38.

SECTION 7: HERITAGE STATEMENT

- 7.1 In accordance with the requirements of the NPPF this Heritage Statement describes the significance of the heritage assets affected by the development proposal.
- 7.2 The purpose of this Statement is to assist with the determination of the application by informing the decision takers on the effects of the development on the historic built environment. Value judgements on the significance of the heritage assets presented and the effects of the proposals upon that significance are appraised. This statement also sets out how the proposals comply with the guidance and policy of the NPPF and local policy framework. Specifically, this assessment assesses the significance of the relevant designated heritage assets and the effects of the proposed development upon them.
- 7.3 Heritage assets are defined in Annex B of the NPPF as:
- ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decision, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’*
- 7.4 ‘Significance’ in terms of heritage-related planning policy is defined in the Glossary of the National Planning Policy Framework as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset’s physical presence, but also from its setting.
- 7.5 The relevant PPG provides an interpretation for the heritage interests as follows (Paragraph 6):
- *‘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.'

- 7.6 Significance derives not only from the heritage interests of the asset itself, but also from the contribution made by its setting. The setting of a heritage asset is defined 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.'

Designated Heritage Assets

- 7.7 Designated heritage assets affected by the application site have been identified using the online map function on the National Heritage List for England website and information obtained from Horsham District Council.
- 7.8 The application site lies within the Storrington Conservation Area and sits between two Grade II listed properties (the main dwelling and the adjacent estate cottages). Consequently, these represent designated heritage assets under national and local planning policy.

Non-Designated Heritage Assets

- 7.9 Non-designated heritage assets (NDHA) are defined in paragraph 39 of the historic environment chapter of the PPG as:

'buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions...Only a minority have enough heritage significance to merit identification as non-designated heritage assets.'

Assessment of Significance

- 7.10 Heritage significance is defined within the NPPF (Annex 2) 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"*. The Historic England *'Historic Environment Good Practice Advice and Planning Note 2'* puts it slightly differently – as *"The sum of its architectural, historic, artistic or archaeological interest."* *'Conservation principles, policies and guidance for the sustainable management of the historic environment'*



(English Heritage 2008) describes a number of “*heritage values*” that may be present in a single ‘*significant place*’.

- 7.11 These are evidential, historic, aesthetic and communal value.
- 7.12 The significance of the identified heritage asset is now considered below.

Storrington Conservation Area

- 7.13 The Storrington Conservation Area was first designated in March 1973 and subsequently extended in December 2018 following a comprehensive appraisal and boundary review carried out by Horsham District Council, which formally incorporated the application site at Gerston Hall.
- 7.14 The Conservation Area is characterised by its historic nucleated core, developed along key ancient routes including the High Street, West Street, Church Street, and Meadowside. It successfully retains its medieval street layout, historic burgage plot boundaries, and functional connections to the historic mill race.
- 7.15 As highlighted in the Council’s Appraisal, Storrington’s early economy and spatial layout were fundamentally shaped by its watercourses. The River Stor and its tributaries were harnessed to drive local watermills—most notably the historic Corn Mill at Mill Lane. The accompanying mill pond, sluices, and mill race (the artificial water channel powering the mill wheel) created a distinct water management system that dictated local plot boundaries, field patterns, and industrial activity along the southern and eastern edges of the settlement from the medieval period through to the 19th century.
- 7.16 The historic core displays a high concentration of 16th to 19th-century listed and unlisted buildings, unified by a rich and distinctive palette of traditional local building materials. These notably include Sussex red brick, knapped flint, Pulborough Carstone, timber framing, clay tile-hanging, and handmade clay roof tiles.
- 7.17 Beyond the built-up core, the Conservation Area benefits from strong visual and functional links to the surrounding South Downs landscape. This rural setting is defined by mature trees, substantial historic boundary walls, open estate grounds, and transitional agricultural outbuildings that cushion the village edge.
- 7.18 During the 2018 Conservation Area boundary review, the boundary was formally extended on the south-western fringe of the village to encompass Gerston Hall, its associated listed cottages, historic outbuildings, boundary walls, and surrounding estate land.

- 7.19 The Council's Appraisal specifically identifies Gerston Hall and its curtilage as a high-value historic estate group. The boundary extension was made to protect this cohesive farmstead and estate cluster, recognising its significant positive contribution to the village's rural setting and historic character.
- 7.20 The Appraisal highlights that Gerston Hall demonstrates the historical expansion of prominent country residences around Storrington, acting as a vital, soft transitional landscape between the built settlement and the open downland countryside beyond.
- 7.21 Overall, the Storrington Conservation Area possesses high historic and architectural significance. Its unique character is defined by a compact medieval core that expanded through the 18th and 19th centuries into a thriving downland settlement, alongside its surrounding country estates and agricultural fringes, which together form an essential transitional buffer between the village and the protected South Downs landscape.

Gerston Hall

- 7.22 Gerston Hall was built as a dwelling for Mr George Trotter, with the foundation stone laid in 1910. While the official list entry in Appendix 1 suggests the architect is 'not at present known' and only identifies the style as being similar to E.S. Prior, primary evidence from Country Life Magazine (1st March 1913) definitively identifies the architect as Mr Edward Turner Powell (1859-1937).
- 7.23 In 1919 the house was sold to a Mr Philip Henderson and later bought by the Norbertines, a Premonstratensians order, and in 1956 became a hostel for Hungarian refugees. From 1965 it was the house of the Roman Catholic bishop of Arundel and Brighton, including the later to be head of the Roman Catholic Church in England & Wales, Cardinal Cormac Murphy-O'Connor.
- 7.24 The Jakob family who acquired Gerston Hall in 2005 restored the -at the time- neglected building, determined to retain all of its essential charm and see it made into a wonderful family home.
- 7.25 The architecture of the hall is described in the listing (see Appendix 1) as being of a Vernacular Revival style. It is constructed of unknapped flint with a knapped flint plinth, chalk dressings, and a sweeping roof of reused Horsham stone slabs. The building utilises a modified butterfly plan, with a curved, symmetrical south garden front and an E-plan north entrance front. It is considered to be a fine intact example of a Vernacular Revival house c1910, primarily built of local materials. The significance of it as a heritage asset is commensurate with its listing as a Grade II listed building.

- 7.26 Gerston Hall is located on a parcel of land to the south of Storrington and north of the adjacent boundary with the South Downs National Park. It is situated in a valley in the landscape with the vineyard immediately to the north obscuring the view of Storrington. To the west, the boundary is lined with a dense bank of trees and mature vegetation screening Gerston Hall from neighbouring farmland. To the north-east, the area is an Archaeological site with the historic town of Storrington's origins going back to Saxon times.

Pair of cottages and attached wall at Gerston Hall, Storrington

- 7.27 The Grade II Listed garage and walls description states:

"GV II Pair of cottages and attached forecourt wall and garden wall. Circa 1910 in Vernacular Revival style.

Architect not at present known but in the style of E S Prior. The cottages form a T-shaped range, each cottage L-shaped. Painted brick in stretcher bond with tiled roof with gables to centre and ends and two chimneystacks, both originally flint faced but northern one replaced in brick later in the century.

EXTERIOR: The T-wing to east has two half-hipped gables with a hipped dormer between probably added later in the century. The gables are supported on four Tuscan columns of unknapped flint with bands of chalk. Behind each property is a tall window with leaded lights and three-light casement. The doorcases are in the returns with plank doors and a triangular knapped flint buttress to one side. The side wings have a further three-light casement with leaded lights facing east and diagonal flint buttress. The west side has two hipped dormers, similar casement windows and four flint buttresses. Attached to the southernmost cottage is a painted brick wall with gabled tiled coping forming the south and east sides of a courtyard which links to a garden wall, also brick with gabled tiled coping which, because of the falling ground, is stepped."

- 7.28 The history of how these cottages came to be is also detailed within the listing, which states:

"Built as cottages for domestic staff of Gerston House, later St Joseph's Hall. Pair of Vernacular Revival Style cottages and attached walling, in similar style and material to the main house."

- 7.29 A copy of the official listing is attached at **Appendix 2**.

- 7.30 The Grade II listed ancillary structures consist of a pair of cottages and an attached forecourt wall. These were originally designed as motor garages and staff housing and are presumed to have been part of the original construction of the dwelling.

Assessment of Significance

- 7.31 Gerston Hall is typical of Vernacular Revival architecture found at the turn of the 20th Century which distanced itself from the Victorian and Georgian styles featured in the previous Century in favour of something more restrained and simplistic. Built from unknapped flint, chalk dressings and stone slab tiles, its construction is typical of the local materials used on many other properties. When built, the architecture was seen as quite modern and a radical shift from the Edwardian architecture still widely used.
- 7.32 The design and construction of the property are characteristic of the Arts and Crafts movement, reminiscent of the works of Prior and Lutyens. The original architect, builder, and owner sought to repurpose reclaimed building materials from across the county, incorporating traditional elements such as reclaimed Horsham stone slate roofing, internal timbers, and the flint walling so typical of the local vernacular.
- 7.33 The dwelling is situated in the centre of a large expanse of open land with a driveway leading up from Greyfriars Lane besides a single lodge house; Gerston Lodge. This layout is commensurate with many other country houses giving the main house increased privacy and a feeling of grandeur. To the north lies a brick wall dividing the garden of Gerston Hall from the adjacent vineyard. Greenhouses are situated to the west of the walled garden. To the west of the greenhouses lies the two cottages and garaging. The cottages adopt a similar design to that of Gerston Hall and the garages are constructed of tile hung slates with wooden pillar posts between the bays.
- 7.34 The location of the walled garden, greenhouses and stables forward of the principle elevation is at odds with most country houses which favour their location to the rear or side of the principle dwelling, so as not to distract from the principle entrance to the house. This design is however more typical of Vernacular Revival architecture which did not see these components as being in competition with the main residence, but instead openly embraced them as part of a modern country house. Regardless of their context, the listing of Gerston Hall makes no reference to the walled garden, greenhouses or cottages and garage, and it is not considered that these elements contribute greatly to the overall significance of the main dwelling as a listed building.

Summary of Significance

7.35 In summary, the significance of Gerston Hall and its associated structures is derived from both its architectural and historic interest:

- **Architectural Interest:** The Hall is a fine, intact example of the Vernacular Revival style from the early 20th century. Its value lies in its 'radical' departure from Edwardian norms, using a butterfly plan and a palette of local materials—such as unknapped flint and Horsham stone—to anchor the building in its Sussex context. The cottages and outbuildings reflect this same high-quality craftsmanship, forming a coherent architectural group that illustrates the design evolution toward modernism.
- **Historic Interest:** The site holds significant communal and historic value through its long-standing religious associations, notably its service as a house for the Roman Catholic Bishop of Arundel and Brighton and its residence by Cardinal Cormac Murphy-O'Connor. This 'layer' of history, combined with its earlier role as a refuge for displaced persons, provides a rich social narrative that complements its physical architectural merit.

7.36 Consequently, the site stands as a significant local example of how early 20th-century architecture successfully integrated functional domestic requirements with a deep respect for local materials and the Sussex landscape. Gerston Hall remains a vital reference point for the Arts and Crafts movement within the region, illustrating a sophisticated transition from Victorian compartmentalisation to modern, open-plan living.

7.37 The attribution to Edward Turner Powell is particularly noteworthy; his mastery in blending Tudor-revival aesthetic motifs—such as the unknapped flint and Horsham stone—with refined Edwardian comforts distinguishes Gerston as one of his most accomplished residential commissions. This successful synthesis of vernacular craftsmanship and modern utility underpins the building's high architectural and historic interest.

HERITAGE IMPACT ASSESSMENT

7.38 In accordance with the requirements of the NPPF this part of the Heritage Statement describes the impacts (if any) on the heritage assets affected by the development proposal.

Policy Position

7.39 Section 20 of the NPPF relates to the conservation and enhancement of the historic environment. National decision-making policy NPPF Policy HE4(l)

establishes that heritage assets, as an irreplaceable resource, must be conserved in a manner appropriate to their significance. Proposals affecting a heritage asset or its setting should avoid (or minimise) harm and conserve significance. Under NPPF Policy HE5(1), development proposals must be accompanied by an assessment of the significance of the assets affected, including any contribution made by their setting. The level of detail provided should be proportionate to the asset's importance and no more than necessary to understand the potential effects.

- 7.40 When considering potential impacts on designated heritage assets, NPPF Policy HE6(1) dictates that substantial weight should be given to the asset's conservation, proportionate to its importance. This applies irrespective of whether the potential effect amounts to a positive effect, harm, substantial harm, or total loss. Under NPPF Policy HE6(4), where a proposal results in harm to a designated asset, that harm must be weighed against the public benefits of the scheme.
- 7.41 In evaluating the effect of a proposal on a non-designated heritage asset, NPPF Policy HE7(2) requires a balanced judgement to be applied, weighing any harm or loss against the benefits of the proposal while having regard to the scale of harm and the significance of the asset.
- 7.42 For proposals within or affecting conservation areas, NPPF Policy HE9(1) requires development to retain and conserve features that contribute positively to the area's character or appearance. Under NPPF Policy HE9(3), proposals that conserve elements making a positive contribution—or which better reveal the significance of a conservation area—should be supported.
- 7.43 Furthermore, NPPF Policy HE9(2) recognises that not all elements within a conservation area necessarily contribute to its significance. Where a proposal involves the loss of a feature, the relative significance of that element and its contribution to the conservation area as a whole must be evaluated in accordance with Policies HE5 and HE6.

Impact Assessment of the Application Proposal

- 7.44 National Planning Guidance and adopted Local Policy seek to preserve and enhance the character, diversity, and distinctiveness of the built and natural environments with particular emphasis on conservation areas, ancient monuments and listed buildings.
- 7.45 The Local Authority will be interested in protecting the special architectural interest of the buildings, the setting of the listed buildings in the vicinity and the character of the immediate locale. It is considered that the proposals would have an impact on the significance of the following heritage assets:

- (i) Gerston Hall;
- (ii) Pair of cottages and attached wall at Gerston Hall, Storrington
- (iii) Storrington Conservation Area

- 7.46 The proposed garage is sited between these two listed assets, within an established ancillary cluster of outbuildings and service structures. This precise location was selected in direct response to pre-application feedback from Horsham District Council, successfully safeguarding the primary "butterfly" garden front and principal southern setting of Gerston Hall while maintaining clear visual separation from the main house.
- 7.47 The proposal requires the removal of an early 21st-century low brick-and-flint garden wall built around a former pond. Site analysis confirms this feature is modern, non-historic, and lacks architectural significance. Its removal to accommodate a high-quality outbuilding is a neutral-to-positive heritage change that eliminates 21st-century visual clutter. As recommended in the architect's design assessment, the high-quality timber gate within this wall will be carefully reclaimed for re-use within the estate grounds.
- 7.48 By providing secure, consolidated housing for domestic vehicles and machinery serving the adjacent Storrington Priory Vineyard, the proposal permanently removes open-air parking and machinery clutter from the primary driveway and parkland setting. This directly "better reveals" the significance of both Gerston Hall and the listed Cottages by restoring an uncluttered, tranquil rural setting.
- 7.49 The scheme adopts a 'mitigation by design' approach. The traditional oak-framed construction with untreated timber weatherboarding provides a clear material distinction from the host building's knapped flint and stone fabric. As the timber naturally weathers to a soft grey, it will harmonise seamlessly with the mortar and flint tones of the listed buildings. This ensures the structure is legible as a sympathetic, later agricultural addition rather than a pastiche, preserving the architectural primacy of the main hall.
- 7.50 Furthermore, the integration of the two proposed 1,000-litre agricultural water butts on the western elevation is deemed entirely appropriate within this context. Positioned on an elevation facing an area of garden and open ground that acts as a natural transition between the residential estate and the vineyard, their functional design aligns with the working agricultural uses accessed via this space. Crucially, owing to the layout of the site and the positioning of the proposed building, the water butts will not be prominent in views from within the main estate buildings or the broader Conservation Area. This visual containment will be further enhanced as proposed planting to the rear of the main dwelling matures. Nevertheless, should the Local Planning Authority consider it necessary to soften their

appearance further, the Applicant is content to accept a planning condition requiring appropriate visual screening.

- 7.51 Designed with a modest single-storey height, traditional gabled roof form, and traditional Sussex materials, the structure remains strictly subservient to both listed properties. Consequently, the proposal results in no harm to the significance or setting of the Grade II listed assets, fully satisfying Section 66(1) of the Act and NPPF Policies HE5 and HE6.

Storrington Conservation Area

- 7.52 As established, the Storrington Conservation Area holds high historic and architectural value. Its significance derives from a medieval nucleated core that expanded through the 18th and 19th centuries, with Gerston Hall representing a historic country estate that forms an essential transitional landscape buffer between the village and the South Downs ridge.
- 7.53 The application site lies outside the South Downs National Park boundary. Due to its single-storey height, low ridge line, and natural screening by mature estate trees and boundary walls, the garage will not be visible in key views from or toward the National Park. The scheme fully conserves the visual amenity of the surrounding protected downland landscape.
- 7.54 The proposed use directly serves the established dual domestic and viticultural operations of the estate. No intensification of vehicular activity will occur; rather, existing vehicles and equipment will be moved inside a traditional structure. The rural, agrarian character of the estate and Conservation Area is therefore fully preserved.
- 7.55 Moreover, the proposed garages would be located within an existing outbuilding group and replacing modern hardstanding/fabric, the building respects the scale, form and material palette highlighted in the Storrington Conservation Area Appraisal. The proposed building would not be visible from the South Downs National Park to the south and is not considered to be detrimental to the character or significance of these protected landscapes thus it would conserve the National Park's scene when viewed from nearby farmland as well as the peak of the South Downs. Therefore, it is considered that the application proposal preserves and enhances the character and appearance of the Conservation Area.

Summary

- 8.1 The key designated heritage assets relevant to this assessment are the Grade II listed Gerston Hall and pair of cottages and wall; and the Storrington Conservation Area.



- 8.2 The application proposal delivers a well-considered, high-quality outbuilding designed to meet the legitimate 21st-century operational needs of Gerston Hall and Storrington Priory Vineyard.
- 8.3 Sited within an established outbuilding cluster, the garage replaces modern, non-historic garden walls while removing unsightly open-air vehicular and machinery clutter from the primary driveway. Through traditional Sussex cart-lodge design and a material palette of oak and clay tiles, and practical, unobtrusive water management features, the scheme respects the Vernacular Revival style of the estate while remaining subservient to the host listed assets.
- 8.4 The proposal causes no harm to the significance or setting of the Grade II listed Gerston Hall, the Grade II listed Cottages, or the Storrington Conservation Area. The scheme fully satisfies the statutory duties under Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, accords with Chapter 20 of the NPPF, and complies with Policy 34 of the HDPF.



SECTION 8: CONCLUSIONS

- 8.6 This Planning and Heritage Statement has been prepared by JMS Planning on behalf of Mr J Armstrong and Mr M Whitefern to accompany a full planning application for the *“Erection of a single-storey garage building to provide dual-use ancillary residential vehicle parking and agricultural vehicle storage, together with associated works”* at Gerston Hall (former St Joseph’s Hall), Greyfriars Lane, Storrington. The proposal delivers a high-quality, ancillary building designed to meet the dual operational requirements of the estate—providing secure, covered storage for commercial agricultural machinery serving the active Storrington Priory Vineyard, while consolidating domestic vehicle parking for the main dwelling into a single, screened location.
- 8.7 The principle of development represents a highly sustainable form of rural enterprise support and residential enhancement within the countryside. In accordance with HDPF Policies 2, 26, and 28, as well as rural economy provisions in the National Planning Policy Framework, the proposal safeguards the long-term economic viability and capital assets of an established local viticultural enterprise. Siting the building within the established outbuilding complex avoids built sprawl across open parkland, fulfilling national policy objectives regarding the effective use of land.
- 8.8 Following constructive pre-application consultation with Horsham District Council (ref: PE/26/O152), the scheme progresses the Case Officer's supported approach (Option 1). By placing the structure within the footprint of the 21st-century low-walled enclosure, the development facilitates the removal of non-historic, 21st-century fabric while eliminating unsightly open-air vehicle and machinery storage from the primary approach. This directly restores a clean, uncluttered setting to the estate and “better reveals” the significance of the designated heritage assets in accordance with Policy HE10 of the NPPF.
- 8.9 The proposal has been carefully designed to remain strictly subservient to the Grade II listed Gerston Hall and the adjacent Grade II listed Cottages. The proposed timber materials provide a clear distinction from the host building’s knapped flint fabric, preserving the architectural dominance and “butterfly” plan of the main house. The inclusion of two 1,000-litre agricultural water butts on the western elevation is appropriately sited facing a transitional garden area, reinforcing the functional agricultural character of the scheme whilst ensuring they are not prominent in key views. Conversely, by removing open-air visual clutter, the proposal better reveals the heritage assets on site. Nevertheless, the Applicant remains open to a suitably worded planning condition requiring visual screening should further softening be desired by the Local Planning Authority. Consequently, the scheme causes no harm to the significance or setting of the listed assets



or the Storrington Conservation Area, fully satisfying the statutory duties under Sections 66(l) and 72(l) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Chapter 20 of the NPPF, and HDPF Policy 34.

- 8.10 The scheme adopts a genuinely landscape-led approach that respects its position within the setting of the South Downs National Park. The building's modest, single-storey massing ensures its ridge line remains lower than neighbouring outbuildings, preserving uninterrupted backdrop views toward the South Downs ridge.
- 8.11 Arboricultural and landscape matters have been thoroughly addressed: the primary Root Protection Area (RPA) of the mature landmark Oak tree is fully safeguarded in accordance with BS 5837:2012, and whilst accommodating access necessitates the removal of a single semi-mature Silver Birch, this loss is far outweighed by a replacement strategy delivering up to five replacement Silver Birch trees, securing a net gain in canopy cover across the estate.
- 8.12 The application qualifies for statutory exemption from mandatory 10% BNG under the 0.2-hectare small sites provisions of the August 2026 Regulations, whilst voluntarily securing positive ecological enhancements across the wider estate.
- 8.13 The building fulfils sustainability objectives by being constructed using low-embodied-carbon, natural materials and integrating sustainable water management into its design. Surface water run-off from the roof is captured directly via high-capacity gutters and downpipes into the dual 1,000-litre agricultural water butts, providing a practical, localised Sustainable Drainage System (SuDS) solution that reuses rainwater for the estate's agricultural operational needs. The building also features a sensitive downward-pointing, PIR-controlled lighting strategy designed specifically to protect the National Park's dark night skies in compliance with HDPF Policy 37 and SDLP Policy SD5.
- 8.14 Furthermore, the development fully satisfies all flood risk, drainage, and water supply requirements. Sited entirely within Flood Zone 1, the scheme requires minimal new hardstanding and manages surface water sustainably via rainwater harvesting with controlled overflow into an existing on-site attenuation pond system. As an unserviced, zero-demand ancillary structure, the building introduces no connection to mains water supply or sanitary infrastructure. The proposal fully complies with Building Regulations Approved Document G, HDPF Policies 24, 35, and 38, and the Habitats Regulations, without impacting local water resources.

- 8.15 In conclusion, the application proposal fully accords with the relevant statutory policies of the Horsham District Planning Framework, the Storrington & Sullington and Washington Neighbourhood Plan, and the National Planning Policy Framework. The scheme successfully balances the functional, commercial requirements of a working rural estate with the preservation of the historic and natural environment.
- 8.16 On the basis, we respectfully request that full planning permission be granted for this proposal.

APPENDIX 1



**Horsham
District
Council**

Pamela Longhurst-Pierce
JMS Planning & Development
Build Studios
203 Westminster Bridge Road
London
SE1 7FR

Our ref: PE/26/0152
Your ref:
Officer: Steve Astles
Email: stephen.astles@horsham.gov.uk
Tel: 01403 215 174
Date: 2nd June 2026

Dear Ms Longhurst-Pierce

Location: Gerston Hall Greyfriars Lane Storrington Pulborough

Details: Erection of a garage and other associated works.

Thank you for your recent enquiry regarding the above, I can advise as follows: -

The enquiry relates to a substantial dwelling set within substantial grounds which fall within the Storrington Conservation Area. Gerston Hall (formerly known as St Joseph's Hall) is a Grade II Listed Building constructed in the Arts and Crafts style set within extensive grounds, which includes farmland and outbuildings stated as providing staff housing and service buildings and extending to approximately 6.8 hectares. Upon entering the site, the landscape opens up with wide-and far-reaching views to the South Downs. The house whose materials echo its setting is located on the southern side of the drive enabling the house to be appreciated against its backdrop. The outbuildings and staff cottages (themselves Grade 2 listed) are located along with the walled garden to the north of the driveway.

The site is stated as functionally linked to a productive working vineyard (Storrington Priory Vineyard) which is on a separate title. The vineyard is an operational enterprise, with wine produced locally, with farm machinery currently stored in the open. The proposed garage is understood to be seeking to address this, by providing a purpose-built garage to house both private vehicles and machinery, with the submitted details outlining three options.

The proposal would require planning permission, and any application would be considered against relevant policies within the Horsham District Planning Framework (2015) ('the HDPF') and the Storrington, Sullington & Washington Parish Neighbourhood Plan 2018-2031 ('the NP'). The most relevant policies are referred to throughout this response.

Character and appearance

Policy 28 of the HDPF relates to house extensions and outbuildings in the countryside, stating that ancillary accommodation and garaging must demonstrate that the need for additional space cannot be met from an existing dwelling or buildings suitable of conversion on the site, with new outbuildings sited to have regard to the dwelling they serve and be grouped with the house. The policy also states that the use of ancillary accommodation as a separate dwelling will not be supported.

Policies 32 and 33 of the HDPF seek to ensure that development promotes a high standard and quality of design in order to enhance and protect locally distinctive characters. The policies also seek to ensure that the scale, massing and appearance of development relates sympathetically with the built surroundings, landscape, open spaces and routes within and adjoining the site, including any impact on the skyline and important views.

Policy 34 of the HDPF states, inter alia, that the council will sustain and enhance its historic environment through positive management of development affecting heritage assets. Development will not be permitted which would have an adverse impact on the setting or special architectural character or appearance of a listed building.

The garage would be sited between the house and the outbuildings but would, due to its roof and design have a clear link with the service buildings. The retention of the oak tree would help to reinforce the appreciation of the main building as the principal structure. To ensure that the building does not appear overly large from the approach to the house, Sketch Option 1 enables access both from the driveway and vineyard. This suggestion seems sensible and provided that its roof height does not compete with the adjacent outbuildings, it is considered that this approach would be supportable, and it would be recommended that this option be taken forward.

It is key that the proposed structure is read with but separate to the outbuildings and does not interfere with the composition of the main house against the Downs, and appropriate consideration is also required to protection of the nearest tree. It would therefore be recommended that any formal application include sections through the proposed building and the neighbouring buildings, and that the location of the tree (and related root protection area) is clearly shown on the plans. If the building is within the root protection area it would also be advised that details of tree protection / mitigation also be prepared and submitted to support an application.

Impact on Neighbouring Amenity:

Policy 33 of the HDPF also states that permission will be granted for development that does not cause unacceptable harm to the amenity of the occupiers/users of nearby properties and land.

The siting, scale and use of the garage would not be expected to result in any unacceptable harm to neighbouring amenity. This would be revisited once an application was submitted and consulted upon, and if necessary any concerns could be discuss further at this stage.

Biodiversity Net Gain (BNG):

Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) mandates that every development must achieve at least a 10% Biodiversity Net Gain (BNG) unless the development qualifies as exempt under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Further information on this requirement can be found through the following link: -

<https://www.horsham.gov.uk/planning/planning-applications/biodiversity-net-gain>

Conclusion

It is advised that Sketch Option 1 is likely to represent the most appropriate means of providing secure covered storage for vehicles and machinery. It would therefore be recommended that this option be taken forward and submitted as part of a formal planning application, which would undergo public consultation and further consideration. If any issues arose as part of the application process it would be possible to address prior to any decision being finalised. Further details on how to apply for planning permission can be viewed through the following link: -

<https://www.horsham.gov.uk/planning/planning-applications/apply-for-planning-permission>

I hope this is of some assistance. The above comments are given as the opinion of the Case Officer and do not prejudice any outcome of a subsequent application. Should you submit a formal planning application, please quote reference number PE/26/0152 in your submission.

Yours sincerely

Steve Astles
Planning Officer

COMMUNITY INFRASTRUCTURE LEVY (CIL)

Horsham District Council implemented a Community Infrastructure Levy (CIL) Charging Schedule on 1st October 2017.

The Community Infrastructure Levy is a charge placed on new development. The funds raised will help to pay for a wide range of infrastructure to support development across Horsham District.

Most new development which creates net additional floorspace of 100m² or more, or creates a new dwelling, (including permitted development), is potentially liable for the levy.

How does it affect you?

Applications for CIL liable development which are determined on or after 1st October 2017 are required to pay the Community Infrastructure Levy (unless the development qualifies for relief or exemption).

Further information and the rates charged by Horsham District Council are set out in the CIL Charging Schedule which can be viewed online at www.horsham.gov.uk/planning/apply/cil

APPENDIX 2

Gerston Hall

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: 1391342

Date first listed: 06-Jan-2005

List Entry Name: Gerston Hall

Statutory Address 1: Gerston Hall, Greyfriars Lane, Storrington, RH20 4HE

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/>)

Location

Statutory Address: **Gerston Hall, Greyfriars Lane, Storrington, RH20 4HE**

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

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Storrington and Sullington**

National Grid Reference: **TQ0839213794**

Details

This list entry was subject to a Minor Amendment on 10 October 2024 to update the name, address and reformat the text to current standards

957/O/10043

STORRINGTON

GREYFRIARS LANE

Gerston Hall

(Formerly listed as St Joseph's Hall)

GV

II

Originally house, later occupied by a religious order and more recently as a bishop's house. Foundation stone laid in 1910 and house built for a Mr George Trotter. Architect not at present known but in the style of E S Prior. Vernacular Revival style house. Built of unknapped flint with knapped flint plinth, chalk dressings and reused Horsham stone slab roofs with flint chimneystacks. Modified butterfly plan with garden front facing south and north entrance front E-plan with projecting service wing and courtyard to the north east. Two storeys and attics with original mullioned or mullioned and transomed casements with leaded lights and original catches.

EXTERIOR: North or entrance front is of five bays which include central and right side gable and further projecting service wing to left. Large gable to right with bands of chalk and four-centred arched main entrance with linenfold panelled doors. Adjoining bay has a hipped dormer and an eight-light window to the first floor, pierced by two hipped dormers and a nine-light mullioned window to the ground floor. The central gable has a tall three tier three-light staircase window. The penultimate window bay is identical to the window on the other side of this gable. The service wing has three windows to the return and the front hipped roof, which has a paired dormer with five-lights, is supported on four Tuscan columns of flint, banded with chalk. Central service doorcase with plank door with ornamental ironwork.

West elevation has a half-hipped roof with two dormers at separate levels and casement windows, but the gable is interrupted by a further gable set at an angle with a large external flint chimneystack.

The south or garden front is curved and symmetrical of five bays with the service wing extending outwards to the east. The centre of the main house has a hipped dormer and below a two storey large square bay, with an eight-light mullioned and transomed casement to the first floor and nine-light to the ground floor. There is an attached curved wooden balcony with balusters edged with shingles with half-glazed doorcases to ground and first floors. These terminate on each side with a large external flint chimneystack. The ends of the curve have hipped dormers and mullioned and transomed casement windows to the ground floor. Angled gables have five-light windows to the first floor and six-light windows to the ground floor. Attached flint terrace walls. The service wing has a hipped dormer, first floor eight-light window pierced by two hipped dormers, a two and a three-light window to the ground floor and a round-headed entrance with casement window and door set at an angle and servants bell.

East elevation has a large half-hipped gable to the south and a series of hipped dormers at two levels. Attached to this side is a tall unknapped flint courtyard wall with Horsham stone slab triangular coping and square corner piers with flint acorn finials.

INTERIOR: The entrance vestibule has chalk walls and flint octagonal roof decoration and a wide fireplace with flat band and keystone. A chalk corridor with three round-headed arches leads to the staircase and a hall to the south. This has a ceiling with plasterwork and floral and grape motifs around the edges, a cambered fireplace with stone arched surround with keystone and herringbone brickwork and built-in oak cupboards and radiators with iron hinges. The Dining Room has a fireplace with very wide wooden bressumer from the demolished "Bear" inn in Horsham and seats, wide floor boards and two large paired doors. The Library has a chalk four-centred arched fireplace with acorn-shaped stops, some narrow bricks and some decorative tiles. A further room has a large brick fireplace with diamond-shaped keystone.

The service wing retains the service staircase with wooden splat balusters and square newel posts, sitting room with original brick fireplace, kitchen retaining wide fireplace and cupboards, laundry with stone sinks, dairy with slate shelves and larder with brick shelves and game hooks.

The staircase has two round-headed arches to a gallery, corridors with round-headed arches with original built-in cupboards and linen cupboards. Some fireplaces and all the original doors survive. The attics have angled queen struts and collar beams but the rafters have been renewed. The iron wheel of a lift mechanism remains.

HISTORY: George Trotter sold the house in 1919 to a Mr Philip Henderson. Later the house was bought by the Norbertines, a Pre-Monstratensian order. In 1956 the house became a hostel for Hungarian refugees. From 1965 it was the house of the Roman Catholic bishop of Arundel and Brighton.

An intact and fine quality Vernacular Revival house of c1910 built of local materials, some reused.

Legacy

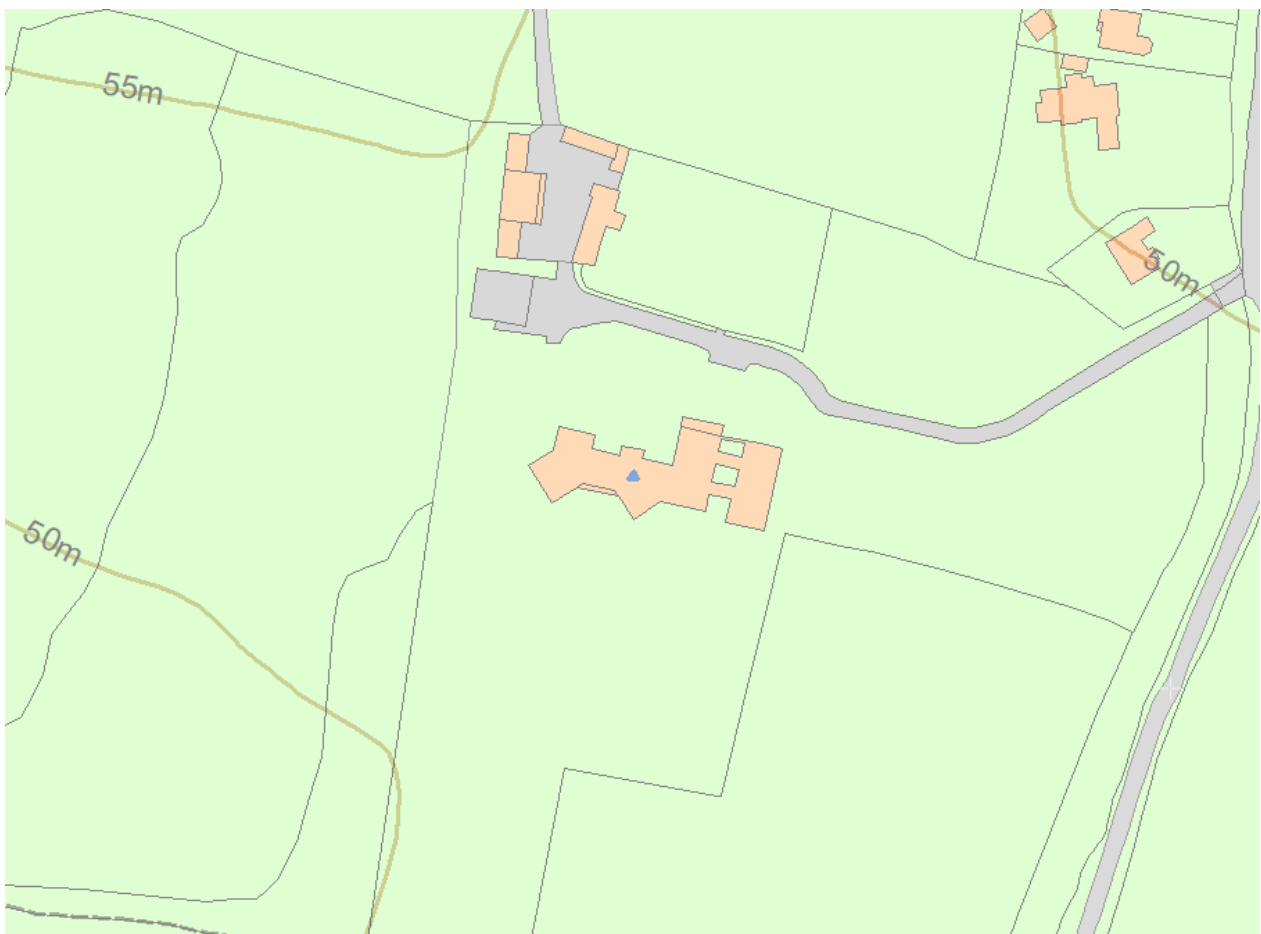
The contents of this record have been generated from a legacy data system.

Legacy System number: 492125

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.



Map

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End of official list entry

Pair of cottages and attached wall at Gerston Hall

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: **1391343**

Date first listed: **06-Jan-2005**

List Entry Name: **Pair of cottages and attached wall at Gerston Hall**

Statutory Address 1:

Pair of cottages and attached wall at Gerston Hall, Greyfriars Lane, Storrington, RH20 4HE

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:

Pair of cottages and attached wall at Gerston Hall, Greyfriars Lane, Storrington, RH20 4HE

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

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Storrington and Sullington**

National Grid Reference: **TQ0836613860**

Details

This list entry was subject to a Minor Amendment on 10 October 2024 to update the name, address and reformat the text to current standards

957/1/10050

STORRINGTON GREYFRIARS LANE Pair of cottages and attached wall at Gerston Hall

(Formerly listed as Pair of cottages and attached wall at St Joseph's Hall)

GV II

Pair of cottages and attached forecourt wall and garden wall. Circa 1910 in Vernacular Revival style. Architect not at present known but in the style of E S Prior. The cottages form a T-shaped range, each cottage L-shaped. Painted brick in stretcher bond with tiled roof with gablets to centre and ends and two chimneystacks, both originally flint faced but northern one replaced in brick later in the century.

EXTERIOR: the T-wing to east has two half-hipped gables with a hipped dormer between probably added later in the century. The gables are supported on four Tuscan columns of unknapped flint with bands of chalk. Behind each property is a tall window with leaded lights and three-light casement. The doorcases are in the returns with plank doors and a triangular knapped flint buttress to one side. The side wings have a further three-light casement with leaded lights facing east and diagonal flint buttress. The west side has two hipped dormers, similar casement windows and four flint buttresses. Attached to the southernmost cottage is a painted brick wall with gabled tiled coping forming the south and east sides of a courtyard which links to a garden wall, also brick with gabled tiled coping which, because of the falling ground, is stepped.

HISTORY: built as cottages for domestic staff of Gerston House, later St Joseph's Hall.

Pair of Vernacular Revival Style cottages and attached walling, in similar style and material to the main house.

Legacy

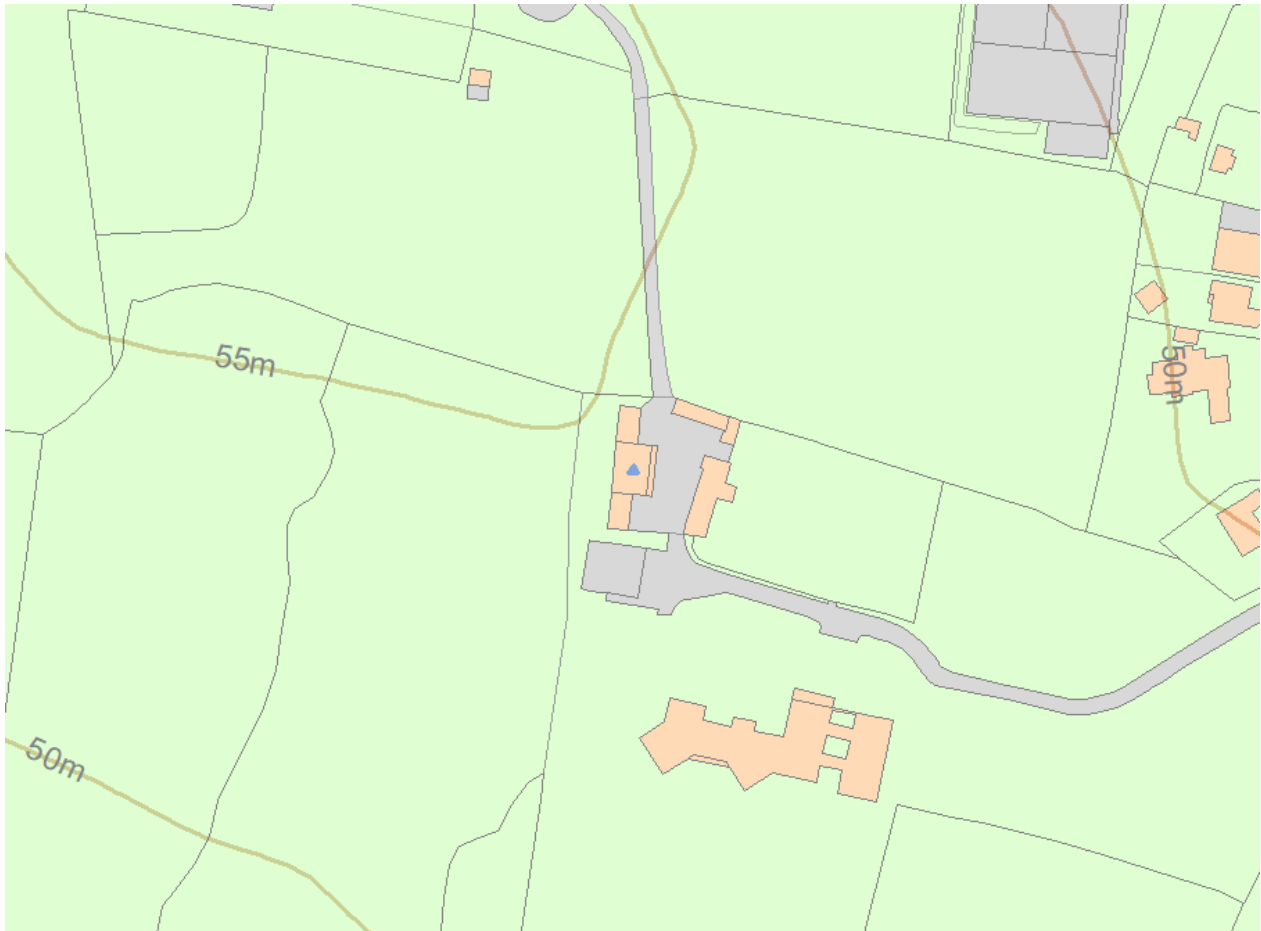
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Legacy System number:**492864**

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Legal

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Map

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