

FAO Little Barn Owls Nursery and Farm School Ltd
Easteds Barn
Easteds Lane
Southwater
Horsham
RH13 9DP

22nd October 2025

WSH Job Ref: J005441

Dear Sir/Madam

Re: EASTEDS BARN, EASTEDS LANE, SOUTHWATER, HORSHAM, RH13 9DP

I write with respect to the above, concerning which you have instructed WS Heritage to produce this Pre-Application Heritage Statement to address proposals for the replacement of a covered play area at Easteds Barn, Easteds Lane, Southwater, Horsham, RH13 9DP.

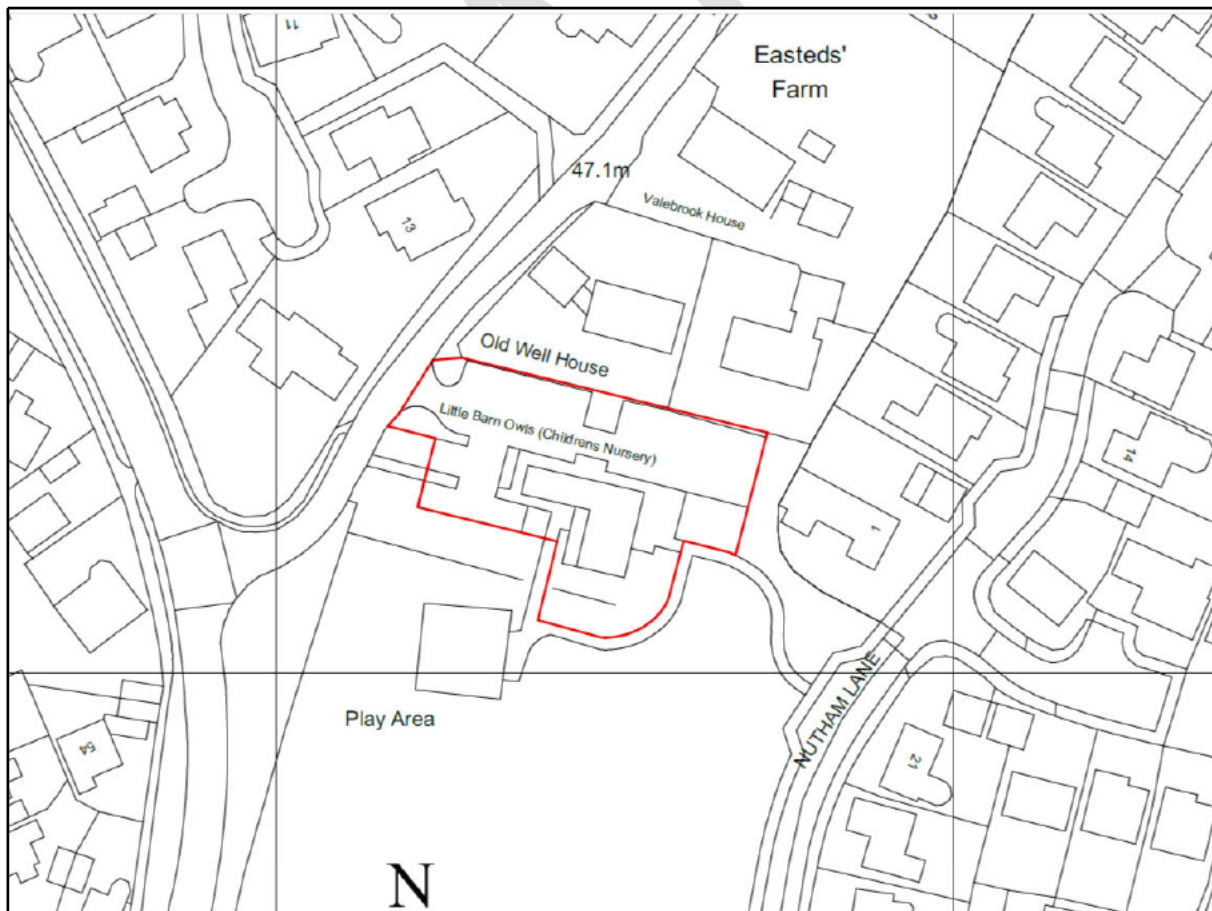


Figure 1: Site Location Plan

WS Heritage

enquiries@ws-heritage.co.uk | ws-heritage.co.uk

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Company No. GB14520179 | WS Heritage is a trading name of WS Heritage Ltd
Heritage Director: Mr M Sanderson BA (Hons) PG Cert MA IHBC
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The development for which pre-application advice is sought comprises the replacement of an existing covered play shelter with a new classroom building (atelier) in order to increase the Nursery's capacity.

The following account first considers heritage assets with the potential to be affected by proposals, before considering proposals themselves and the associated potential for impacts upon both the built and/or historic environment of the locale more generally and, associated heritage assets of relevance.

Constraints

There are no nationally designated heritage assets on the application site itself, however, the main nursery building, Easteds Barn, is included within the Southwater Neighbourhood Plan's list of Parish Heritage Assets (*SNP19*) and is therefore identified as a non-designated heritage asset. Impacts upon the setting of this asset must therefore be considered.

The application site is also located to the south of the Grade II listed *Easteds' Farmhouse*, on land historically associated with this farmstead. Impacts upon the wider setting of this heritage asset must also be considered.

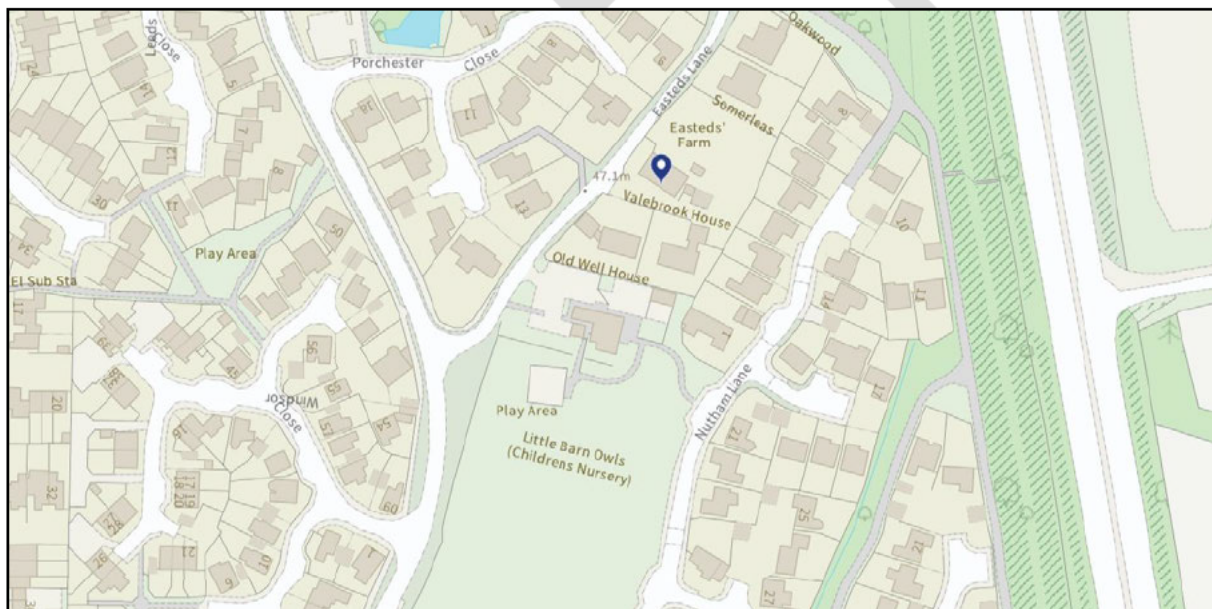


Figure 2: Distribution of Heritage Assets of Relevance

Relevant Planning History

- 1) Erection of 135 dwellings (including 15 social units) conversion of barn to meeting room, car park, open space, access, assoc. works (outline) Site: Easteds Farm Easteds La Southwater. Ref. No: SQ/14/92 | Status: Application Permitted.
- 2) Erection of community building and 23 space car park Site: Easteds Meadow Cedar Drive Southwater. Ref. No: SQ/61/95 | Status: Application Permitted.
- 3) Single storey extension to existing building and variation of Condition 10 of SQ/61/95 (Use of building for meeting room purposes only), to facilitate use of overall premises for general D1 (Non residential Institutions) and D2 (Assembly and Leisure) purposes at Easteds Barn. Ref. No: DC/11/2502 | Status: Application Permitted.
- 4) Erection of an entrance porch and changes to existing fenestration. Internal sub-division by the installation of a first floor and staircase; internal partitioning;

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relocation of kitchen and WC facilities. Ref. No: DC/18/2212 | Status: Application Permitted.

- 5) Retention of external store. Ref. No: DC/21/0510 | Status: Application Permitted.
- 6) Retention of covered play area. Ref. No: DC/21/0511 | Status: Application Permitted.
- 7) Retrospective application for the change of use of 67m² land from public open space to mixed use (Use Classes E(f) & F1(a)) and 559m² of land from Use Class E (formerly D1/D2) to public open space. Ref. No: DC/21/1539 | Status: Application Permitted.

In accordance with *paragraph 207* of the *National Planning Policy Framework (NPPF, 2024)* this Heritage Statement describes the significance of those heritage asset(s) with the potential to be affected; in a manner proportionate to both the assets' importance, and an understanding of the potential for impacts upon that significance.

A number of published guidelines were adhered to, including:

Statements of Heritage Significance: Analysing Significance in Heritage Assets - Historic England Advice Note 12. Historic England, 2019; and

The Setting of Heritage Assets - Historic England Good Practice Advice in Planning Note 3 (Second Edition). Historic England, December 2017; and

Conservation Principles for the Sustainable Management of the Historic Environment. (Consultation Draft). Historic England, November 2017.

Heritage Assets

As noted, the application site is located within the curtilage and setting of the locally listed Easteds Barn. Easteds Barn is included within the Southwater Neighbourhood Plan's list of Parish Heritage Assets (*SNP19*) and is therefore identified as a non-designated heritage asset. This building was formerly associated with the historic farmstead of Easteds Farm and is a surviving remnant of this farmstead. The building itself likely dates to around the mid-late 19th century.

The building has been considerably altered throughout its history, most notably when the building was converted into a meeting room as part of a larger residential development during the 1990's (LPA Ref: SQ/14/92). Further alterations, conversions and extensions occurred at the property over the course of the 2000s-2020's. The building is in no way intact or pristine and a cursory glance at its cartographic history would reveal substantial change to both its physical fabric and setting over the course of its history.

This building therefore comprises an asset of moderate interest that fulfils the criteria for local listing as set out by local authority guidance. Broadly defined, such assets possess architectural or historic interest that notably contributes towards local distinctiveness. The significance of this building is therefore considered **Low** by virtue of its recognition as a non-designated heritage asset. The building does, however, make a positive contribution to the character of the local area and the setting of the nearby Grade II listed *Easted's Farmhouse*.

The application site, being a modern structure of no inherent architectural or historic interest in and of itself, makes no meaningful contribution towards the setting of this heritage asset

but neither is it considered a negative impingement, merely comprising a **Neutral** element of its setting that does not contribute towards its significance.

Considering *Easted's Farmhouse* (List Entry Number: 1027070), this was first designated at Grade II on the 22nd of September 1959. This list description for the site may be summarised as follows:

'HORSHAM RURAL REED'S LANE 1. 5404 Easted's Farmhouse

TQ 12 NE 12/318 22.9.59.

II

2. C16 timber-framed building with red brick infilling, refronted on south side with weatherboarding on a brick base. Eaves cornice. Hipped roof of Horsham slabs with pentice on north. Casement windows.

Listing NGR: TQ1646726478'

The farmhouse originated as a medieval hall house with later alterations. The significance of this heritage asset is considered **Medium** by virtue of its Grade II designation. *Easted's Farmhouse* was the principal building on the historic farmstead of Easteds Farm. This historic farmstead of Easteds Farm is also recorded on the West Sussex HER (HER Ref: MWS10148) as *Easted Farm Historic Farmstead, Southwater*. This farm is thought to date back as early as the 14th century, possibly being the location of the historic manor house of Nutham. The main farmhouse is thought to have been first constructed during the 16th century.

The application site, being a modern structure of no inherent architectural or historic interest in and of itself, makes no meaningful contribution towards the setting of this heritage asset but neither is it considered a negative impingement, merely comprising a **Neutral** element of its setting that does not contribute towards its significance.

Proposals

In brief, The development for which pre-application advice is sought comprises the replacement of an existing covered play shelter with a new classroom building (atelier) in order to increase the Nursery's capacity.

This existing covered play shelter comprises a single storey timber structure with a shallow pitched felt roof with a painted weatherboarded external envelope. The front elevation features two large openings to access the play spaces and one square opening on the side elevation. A low painted timber fence encloses the outdoor plays pace which comprises an area of hardstanding.

As noted above, this structure does not contribute towards the significance of the setting of either the locally listed Easteds Barn nor the Grade II listed *Easted's Farmhouse* and merely comprises a **Neutral** element of their respective settings. Therefore, the removal of this structure is not considered to cause harm to the significance of these settings.

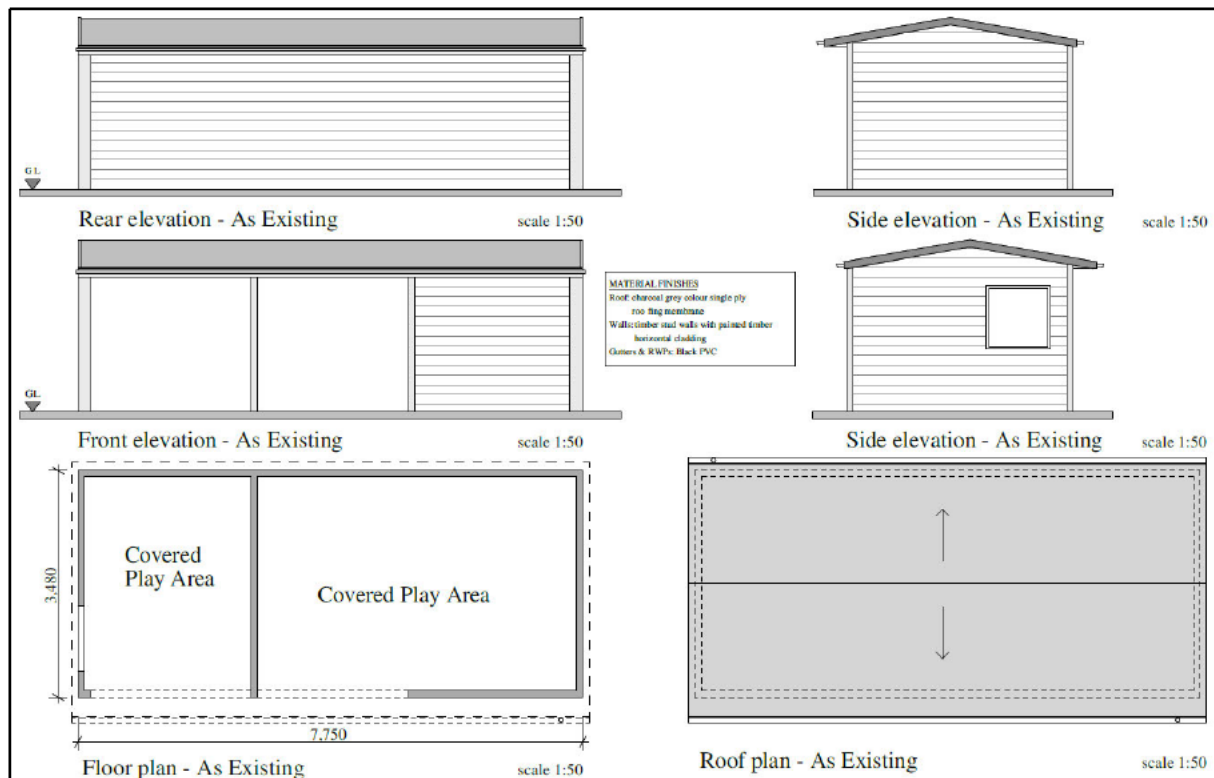


Figure 3: Existing Plans & Elevations

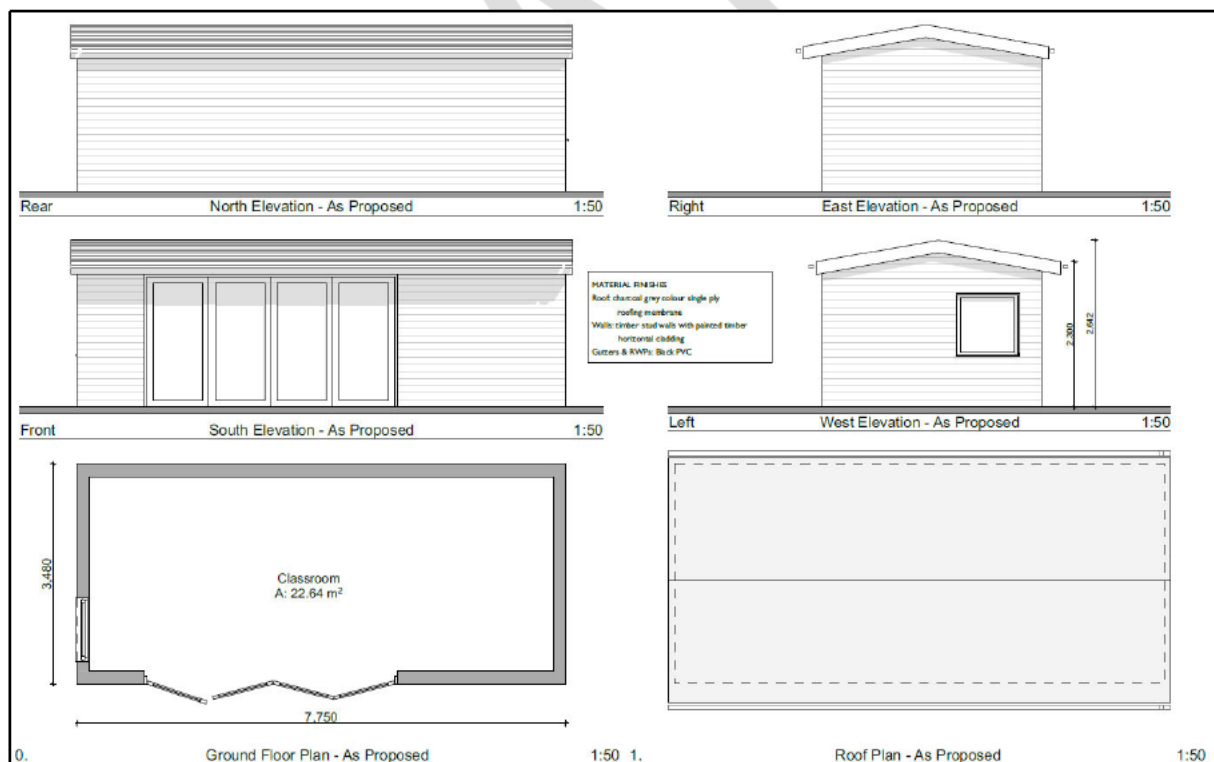


Figure 4: Existing Plans & Elevations

Considering the design of the new classroom building, this would comprise a single storey building of an identical scale and mass to the existing structure. The walls would be constructed from timber with painted weatherboarding to the exterior whilst the roof would be formed from charcoal grey single ply roofing membrane. Full height glazed doors would

be located slightly off-centre to the left of the front elevation whilst a square window would feature to the west elevation in roughly the same location as the previous opening.

The scale and mass of the new structure is considered entirely appropriate, which remains single storey and subservient within the setting of the non-designated heritage asset. Importantly, there is not an introduction of built form within the setting of the asset over and above than what is presently existing, which would remain entirely *preserved* in this respect.

The design is of a definitively contemporary ethos which, combined with its sympathetic and unfussy design, will not seek to compete with the traditional architecture of the non-designated heritage asset in order to ensure the requisite legibility of phasing across the application site is achieved. The material palette, of vertical timber cladding and timber windows and doors, is sympathetic to the historic setting of the nearby heritage assets, and as a result of a high-quality design this will seek to *enhance* this setting when compared with the design existing structure, albeit relatively minor.

The construction of the new classroom building will allow the nursery to accommodate approximately 9 new children, which is considered a public benefit in and of itself, whilst the provision of an additional classroom would help secure the *optimum viable use* of the heritage asset as a fully functioning nursery.

Considering the setting of the Grade II listed *Easted's Farmhouse* to the north, given that the proposed building would retain the identical planform, scale, mass and siting as the existing covered play shelter, there would be no perceptible change to this asset's setting which would remain fundamentally *preserved* by the proposed scheme.

Following the implementation of the proposed scheme, a wholly positive impact is considered to result given that the new classroom would engender the better practical functioning of the nursery as a whole. This obviously not merely encourages *optimum viable use*, but in turn, supports the continuing long-term and sustainable longevity of the nursery, securing the future *preservation* of the non-designated heritage asset.

Summary

WS Heritage Ltd. have been commissioned to produce this Pre-Application Heritage Statement to address proposals for the replacement of a covered play area at Easteds Barn, Easteds Lane, Southwater, Horsham, RH13 9DP.

In brief, The development for which pre-application advice is sought comprises the replacement of an existing covered play shelter with a new classroom building (atelier) in order to increase the Nursery's capacity.

In light of the account given above, proposals more generally seek the development of the application site in accordance with *paragraph 8 (c)* of the *NPPF*, where one of the main objectives of the scheme would include the protection and enhancement of the built and historic environment.

Proposals can therefore be seen to accord with objectives set out by the wider regulatory framework. This would include *s.66 &* of the *Planning (Listed Buildings and Conservation*

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Areas) Act 1990 where special regard has been had for the desirability of preserving the listed building and its setting.

Proposals would therefore accord with both *paragraphs 210 and 212 of the NPPF where these acknowledge the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation...and the desirability of new development making a positive contribution to local character and distinctiveness, whilst giving great weight to the asset's conservation.*

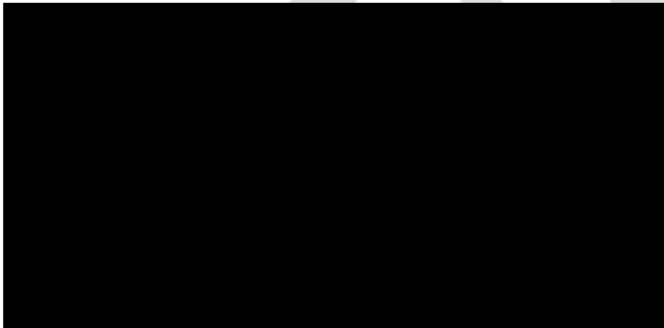
Finally, proposals positively respond to the *Horsham District Planning Framework 2015 Policy 34, which states that development should reinforce the special character of the district's historic environment and to secure viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset.*

Proposals therefore respond positively towards the historic and/or built environment whilst achieving a high standard of design and layout which respects the historic and/or architectural interest of the non-designated heritage asset, the listed building and their settings.

For this reason, the principle of development is not considered to be at odds with the significance of the application site and/or its wider locale.

I trust this has been of assistance, but should you have any further questions or queries then please don't hesitate to contact me.

Yours Sincerely,



Daniel Baty BA (Hons), MA, ACIfA
Heritage Consultant