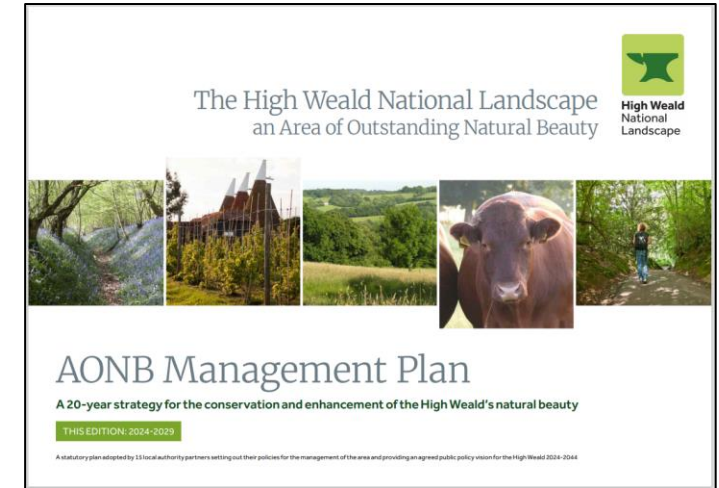


# The Heritage Project Summary Presentation



# Main changes since August 2024

- High Weald National Landscape confirmed priorities on AONB management
- Historic England have assisted with heritage archives and local information
- Natural England provided feedback from initial discussions
- Neighbouring landowners are unanimous to protect the intrinsic values of the whole estate
- Lower Beeding Neighbourhood Plan approved; Horsham replacement Local Plan rejected
- HDC 5-year District housing land supply requirement now has a 4-year shortfall



# Reversing division and deterioration

- 1952 sale and division of original 662 acres to 4 lots; 5 further sub-divisions since 2011
- Division of main house into 11 leasehold flats 1965; house and land separated 1983
- Substantial dilapidation 1983-94 under a new economic model and management company
- Surroundings destroyed by hurricane in 1987
- Invasive deer quadrupled during the last decade owing to lack of landscape management
- The future of the subdivided land currently has entirely unknown consequences



# Public support from access & appreciation

- Retaining the exceptional historic character and setting in the Parish and AONB
- Preservation of important heritage assets
- Educational project with access to heritage landscape and rural innovation activities
- Public footpaths and access enhancements
- Landscape enhancement with Biodiversity Net Gain
- Restoration of Victorian pump house, generator, artesian well and summer house





## Location plan

- 1 The Warren heritage restoration and new economic model
- 2 Handford Way enabling development
- 3 Heritage and innovation centre
- 4 Public access enhancement & agroforestry

| <b>PUBLIC BENEFIT ELEMENTS OF THE PROJECT</b>                                                               | <b>Estimated Cost of Works</b> | <b>Estimated Revenue</b> |
|-------------------------------------------------------------------------------------------------------------|--------------------------------|--------------------------|
| Removal of dilapidated garage/store block north no. 1 (9 garages)                                           | -£5,000                        |                          |
| Landscaping of garage/store block north no.1                                                                | -£1,000                        |                          |
| Build new courtyard development of 9 garages and 4 dwellings                                                | -£150,000                      |                          |
| Removal of dilapidated garage/store block central no. 2 (4 garages)                                         | -£5,000                        |                          |
| Build replacement garage/store central no. 2 for 4 garages off circular access 120 sq m x £1000/sq m        | -£120,000                      |                          |
| Replacement of council refuse collection areas into a single location approx 25 sq m                        | -£20,000                       |                          |
| Creation of new parking area for delivery vehicles approx 350 sq m                                          | -£15,000                       |                          |
| Creation of new circular access from main drive                                                             | -£250,000                      |                          |
| Landscaping this area                                                                                       | -£20,000                       |                          |
| Removal of dilapidated garage/store block south no. 3 (4 garages)                                           | -£5,000                        |                          |
| Landscaping of garage/store block no. 3 and delivery facility for storage tank lorry                        | -£5,000                        |                          |
| Build replacement garage/store no. 3 for 3 garages and enabling flat above 120 sq m and garage              | -£90,000                       |                          |
| Safe dry fenced footpaths 1705 Hammer Pond Road to WW and 1706 B2110 inc fencing / hedges                   | -£60,000                       |                          |
| Extending footpath 1706 B2110 into new public Heritage Garden inc perimeter fencing / hedging               | -£25,000                       |                          |
| Extended width for high ground viewing area footpath 1705 HPR inc fencing                                   | -£2,500                        |                          |
| Signposting and information to heritage trails                                                              | -£2,000                        |                          |
| Car parking for controlled public access at B2100 to improved footpath 1706                                 | -£50,000                       |                          |
| Extension for 2 plots in Handford Way                                                                       | -£75,000                       |                          |
| Educational local support forum within estate agroforestry building (fitting out, compliances, information) | -£120,000                      |                          |
| Perimeter protection grids / fencing / hedging (no harm solutions)                                          | -£100,000                      |                          |
| Planting, bees and trees                                                                                    | -£50,000                       |                          |
| Halo thinning, habitat                                                                                      | -£75,000                       |                          |
| Heritage restoration of water / power sources                                                               | -£200,000                      |                          |
| <b>TOTAL - COSTS</b>                                                                                        | <b>-£1,445,500</b>             |                          |
| <b>Enabling Development - Residential Land Values</b>                                                       |                                |                          |
| Courtyard building land sale                                                                                |                                | £400,000                 |
| Handford Way building plots 1 - 3, each £300,000                                                            |                                | £900,000                 |
| Less land sale legal fees                                                                                   |                                | -£22,000                 |
| <b>TOTAL - REVENUE</b>                                                                                      |                                | <b>£1,278,000</b>        |
| <b>TOTAL - NET DEFECIT (REVENUE LESS COSTS)</b>                                                             | <b>-£167,500</b>               |                          |

# The planning case for the project

## **Aligns with Lower Beeding Neighbourhood Plan Vision (September 2025)**

**“We want to keep the village feel of our community and maintain a thriving and attractive Parish as a desirable place to live, work and visit ... to improve social, economic and environmental well-being and quality of life, now and in future”**

## **Complies with the National Planning Policy Framework**

- Secures restoration and future conservation of important heritage assets
- Prevents break-up and abuse of these assets and the natural landscape
- Enhances the natural and local environment and public access to it
- Delivers on the requirements for rural business and rural economy
- Reduces the 4-year land supply shortfall with quality housing
- Exemplifies sustainable rural development in the public interest

| THE WARREN HERITAGE PROJECT        |                                                                              | Meeting National Planning Policy (NPPF): |                       |               |               | Meets AONB (High Weald) Objectives | Contributes to Lower Beeding Neighbourhood Plan | Contributes to HDC Local 5-year Housing Land Supply |
|------------------------------------|------------------------------------------------------------------------------|------------------------------------------|-----------------------|---------------|---------------|------------------------------------|-------------------------------------------------|-----------------------------------------------------|
|                                    |                                                                              | Heritage Restoration                     | Landscape Enhancement | Rural Economy | Housing Needs |                                    |                                                 |                                                     |
| Overall Project objectives:        |                                                                              |                                          |                       |               |               |                                    |                                                 |                                                     |
| 1                                  | Restoration and re-integration of the heritage asset with the estate land    | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| 2                                  | Securing a settled and viable future for the estate                          | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| 3                                  | Restoring a viable economic model for the heritage asset                     | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| 4                                  | Creating local support to prevent the decline of the entire heritage estate  | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| Specific works within the Project: |                                                                              |                                          |                       |               |               |                                    |                                                 |                                                     |
| 5                                  | Remove and re-landscape 3 out-dated garage blocks                            | ✓                                        | ✓                     |               |               | ✓                                  | ✓                                               |                                                     |
| 6                                  | Relocate Council refuse collection area and delivery vehicle facilities      | ✓                                        | ✓                     |               |               | ✓                                  | ✓                                               |                                                     |
| 7                                  | New / improved public footpaths, heritage & nature trails                    | ✓                                        | ✓                     |               |               | ✓                                  | ✓                                               |                                                     |
| 8                                  | Public educational space in the estate built facilities                      | ✓                                        | ✓                     |               |               | ✓                                  | ✓                                               |                                                     |
| 9                                  | Restore former pumping facilities and artesian well                          | ✓                                        | ✓                     |               |               | ✓                                  | ✓                                               |                                                     |
| 10                                 | Deer grids / fencing, halo thinning & clearance for preparing for future BNG | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| 11                                 | New tree planting and biodiversity                                           | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |
| 12                                 | Provide 4 enabling dwellings in the replacement garages courtyard            |                                          |                       |               | ✓             | ✓                                  | ✓                                               | ✓                                                   |
| 13                                 | Provide 3 enabling dwellings in Handford Way                                 |                                          |                       |               | ✓             | ✓                                  | ✓                                               | ✓                                                   |
| 14                                 | Re-integrate dwellings within the main house                                 | ✓                                        |                       |               | ✓             |                                    | ✓                                               |                                                     |
| 15                                 | Provide replacement dwellings, subservient to the main house                 | ✓                                        |                       |               | ✓             |                                    | ✓                                               |                                                     |
| 16                                 | Restoration of the thatched edwardian summer house                           | ✓                                        |                       |               | ✓             |                                    | ✓                                               |                                                     |
| 17                                 | Innovation centre, enhanced estate office, rural business facilities         | ✓                                        | ✓                     | ✓             |               | ✓                                  | ✓                                               |                                                     |

# Conclusions

- Provides a sustainable economic model to restore and preserve unique heritage assets in perpetuity.
- Reverses decline and prevents the further break-up of the estate and the fabric of the Parish.
- Guarantees the settled future of the built and natural environment with no further development.
- Adds a worthwhile landmark to the locality (eg. Nymans, Leonardslee) and encourages public interest and participation in this future.
- Delivers rural economic benefits through rural innovation and is an exemplary solution to meeting local conservation and housing goals.