



Heritage Impact Assessment

Land South of
Muntham Drive,
Barnes Green,
Horsham, West
Sussex, RH13 0PS

May 2026 | Project Ref 11650A



Championing a sustainable
natural environment



RTPI
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- App. 1 Scale of Harm table (HCUK, 2019)**
- App. 2 GPA3 Assessment: Historic England’s Guidance on Setting**

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on Shanly Homes Ltd. with regard to a site south of Muntham Drive, Barnes Green, Horsham, West Sussex, RH13 0PS. The local authority with decision making powers for this site is Horsham District Council (HDC).

1.2 The Site is not within a conservation area and contains no buildings other than a series of low and relatively ephemeral animal shelters in its northern end. However, it is directly adjacent to a listed building called 'Bennetts' and on the other side of Chapel Road are a series of further listed buildings. The location of these designated assets is illustrated in relation to the Site in Figure 1.



Figure 1: Site location in relation to nearest listed buildings (approximate Site outline)

The Context

1.3 This report accompanies an application for planning permission for the erection of 31 residential units with associated access, parking and landscaping. A pre-

application consultation process was undertaken and limited concerns were raised in respect of heritage assets within the response (ref: PE/25/0202). The general layout, scale of units and materials proposed, were agreed as being generally uncontentious in respect of potential effects on designated assets but that a full heritage statement should be provided at submission stage to address the effects on designated heritage assets. The pre-application consultation comments have been acted upon to create the final submission design.

1.4

The Archaeological Desk Based Assessment which also accompanies this application (HCUK Group 2025) included a wider search radius of 1km which identified a series of more distant listed buildings. Following a site visit, which was carried out in good conditions in October 2025, and a review of the surrounding landscape with professional judgement the only listed buildings identified which have any potential to see their settings affected are:

- Barnetts, Grade II (UID: 1286000) immediately adjacent to the Site which wraps around to the west and north.
- Blacksmiths Cottage, Grade II (UID: 1354176) on the opposite side of Chapel Road, slightly north of the proposed site entrance
- The Queens Head Public house, Grade II (UID: 1193788) opposite the entrance to Smugglers Lane running along the south west side of the Site
- Barns Green Village Store, Grade II (UID: 1027044). South of the Queens Head

1.5

Other listed buildings are fully divided from the Site by large areas of field or open land, hedgerows and woodland and other intervening buildings, there is no direct intervisibility between these assets and the parcel of land making up the Site, and it affords no opportunities to see or understand the unique heritage values of any of the further distant assets. The officers' report issued as part of the pre app identified Little Slaughterford Farmhouse, which is located to the south of the Site, though the specific conservation officer notes do not consider this building. This is considerably further from the Site and is on lower ground divided by a woodland belt along a stream and the larger field directly south of the Site. As such, the Site is not considered to form part of the other listed buildings' settings enabling an 'experience' of their values. With this in mind these are scoped out of further assessment.

Purpose of this Statement

- 1.6** After a summary of the relevant legislative and policy background of relevance this report provides a brief summary of the evolution of the Site and its surroundings in Section 3. Section 4 contains proportionate statements of significance for the assets identified above and the proposals are discussed in relation to those assets' significance in Section 5.
- 1.7** This report should be read alongside the design pack provided by Shanly Homes. It does not cover below ground archaeological potential which is covered within the archaeological desk based assessment (HCUK Group November 2025).
- 1.8** The key consideration of this report is whether or not the Site makes any positive contribution to the significance of the assets in question or enables or facilitates a meaningful experience of those assets. If so, this report considers whether or not the proposed development of the land might erode the significance of the assets or prevent a meaningful experience of their unique heritage values and thus cause harm within the terms of the National Planning Policy Framework. This report provides information to address the requirement of Paragraph 207 of the NPPF to assist decision makers in determining the application.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by sections 16(2) and 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** Measures being implemented as a consequence of the Levelling Up and Regeneration Act 2024 will have the effect of making the desirability of preserving or enhancing other types of designated heritage asset a statutory consideration.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

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.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

2.6 Historic England has produced guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.

2.7 The NPPF requires any harm to the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 214 and 215 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.

2.8 Paragraphs 214 and 215 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 214 or 215 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:

Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.

2.9 Paragraphs 212 and 213 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in *City and Country Bramshill v CC SLG and others* [2021] EWCA, Civ 320.

affect its significance, irrespective of how substantial or otherwise that harm might be.

2.10 One of the overarching objectives of sustainable development, as expressed in paragraph 8 of the NPPF, is mitigating and adapting to climate change, including moving to a low carbon economy. Historic England has a Climate Change Strategy, and has published Mitigation, Adaptation and Energy Measures. More specifically, Historic England has published a Heritage and Climate Change Carbon Reduction Plan (March 2022). These and similar strategies run in parallel with heritage-specific methodologies relating to the assessment of significance, and the effect of change on significance.

2.11 The following local policy from the Horsham District Council's Horsham District Planning Framework (excluding South Downs National Park) adopted November 2015, is relevant to the historic environment and this assessment.

Policy 34 Cultural and Heritage Assets

The Council recognises that heritage assets are an irreplaceable resource, and as such the Council will sustain and enhance its historic environment through positive management of development affecting heritage assets.

Applications for such development will be required to:

- 1. Make reference to the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;*
- 2. Reflect the current best practice guidance produced by English Heritage and Conservation Area Character Statements;*
- 3. Reinforce the special character of the district's historic environment through appropriate siting, scale, form and design; including the use of traditional materials and techniques;*
- 4. Make a positive contribution to the character and distinctiveness of the area, and ensuring that development in conservation areas is consistent with the special character of those areas;*

- 5. Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials;*
- 6. Secure the viable and sustainable future of heritage assets through continued preservation by uses that are consistent with the significance of the heritage asset;*
- 7. Retain and improves the setting of heritage assets, including views, public rights of way, trees and landscape features, including historic public realm features; and*
- 8. Ensure appropriate archaeological research, investigation, recording and reporting of both above and below-ground archaeology, and retention where required, with any assessment provided as appropriate.*

3. Background and Development

- 3.1** The application Site is an open field with hedgerow boundaries on the north west side of Barnes Green Village. It is currently grazing pasture.
- 3.2** The area of the Site has a long sense of continuity, though its current arrangement is the product of combining several smaller past fields, and its outline is traceable throughout the available maps as are the older properties found on its edge and which are now included on the statutory list and the trackway known as 'smugglers lane' which follows the south and north western boundaries. The origin of the name is unclear, though there are romanticised tales of the inglenook fireplace within the Queen's Head pub being used to stash smuggled goods in the past. The route remains remarkably consistent though its nature over time has perhaps changed, shown as a full track on early maps, it is today a narrow pedestrian route and footpath which follows the south and north western sides of the Site.
- 3.3** The earliest maps available from the late 18th century show the route of Smugglers Lane and indicate, approximately, the position of buildings.



Figure 2: 1840 tithe map extract (approximate Site outline)

- 3.4** More detail is provided in the early 19th century maps and subsequent ordnance survey editions. The tithe map shows the Site area divided into two parcels;

Bennetts is identified by name. the apportionment shows that all of the land and nearby buildings are owned by Sir Timothy Shelley, but the Site and adjacent parcels, including Bennetts House is occupied by a Mary Burdfield.

3.5 The Queen's Head is shown in Plot 405 and listed in the apportionment as 'The Bricklayers Arms', though by the later ordnance survey editions it bears its current name. What is now the village shop, and Herons Reach cottage, is also included under the same entry as the pub and the blacksmith's cottage is also shown.

3.6 The arrangement changes little over subsequent map editions. By the later 19th century, the track to the north of the Site has been formalised and is shown as a tree lined driveway. This coincides with the purchase of the nearby Muntham House by Percy Godman who rebuilt the house in c.1870. Other buildings are shown more clearly along Chapel Road. The Godman family provided regular investment into the village as a whole, funding the first village hall in

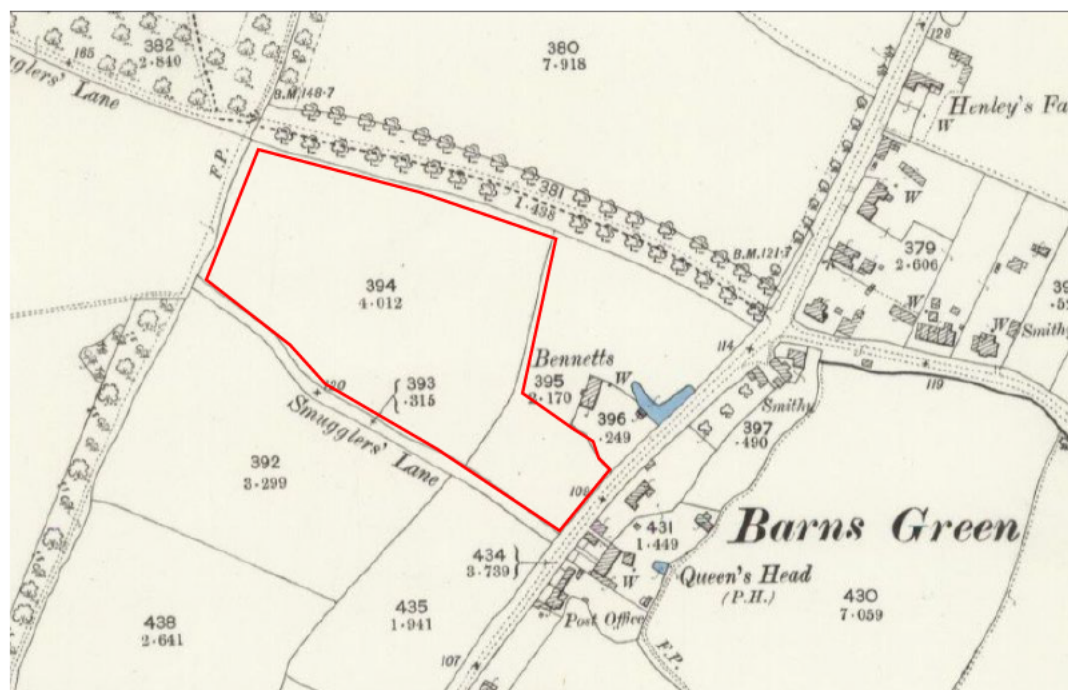


Figure 3: 1897 25 inches to one mile map extract (National Library of Scotland, approximate outline)

3.7 In 1910 the Lloyd George domesday survey set out the valuation and ownership of all land in the country. The survey was provided with valuation summaries of land and buildings along with an accompanying plan shaded to show lots of single ownership. By this time the survey indicates that the connection between Bennetts

and the Site area has been divided into separate occupancy though much of the land remained as part of the substantial Muntham Estate.



Figure 4: 1910 Lloyd George valuation survey, the pink shading indicates common ownership of the Site and adjacent land, all in the hands of Percy Godman (Muntham House estate) (The Genealogist, approximate Site outline)

- 3.8** During World War II Muntham House was requisitioned to house Canadian troupes and after the war it became a school, much of the estate was sold off.
- 3.9** The rural nature of the Site area and village remained little altered until the later 20th century (Figure 5-6). Aerial photographs suggest the field is under arable cultivation in the middle years of the 20th century but the new village hall has been constructed along with modern housing elsewhere in the village, behind the properties fronting Church Road. Additional houses along Muntham drive appear on the 1977 1:2500 OS edition.



Figure 5: 1959 aerial photograph, note new village hall to the north, and now village housing to the south east.

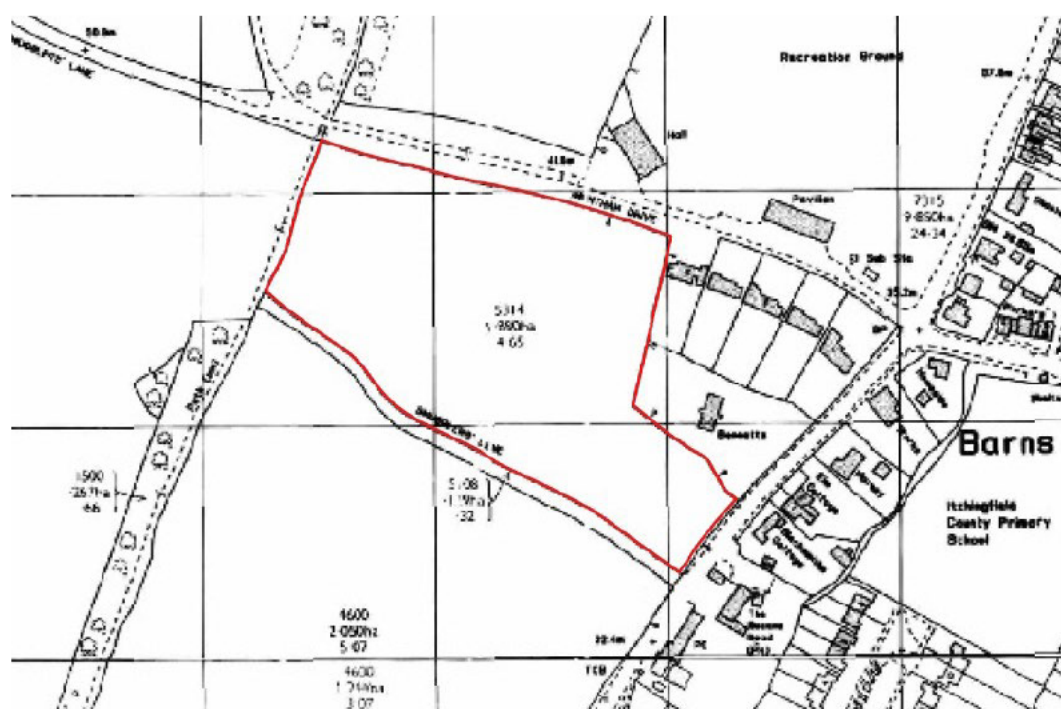


Figure 6: 1977 1:2,500 OS map extract.

Existing Conditions

3.10 Today the field is open pasture with relatively dense and well treed hedgerow borders. There is a low open shelter/stable in the northern corner.



Figure 7: view into the Site from Muntham Drive looking along the rear boundary behind Bennetts and adjacent houses on the left.



Figure 8: view into the north eastern corner of the Site, past the small stable/shelter looking south



Figure 9: View from Smugglers Lane across the narrow southern portion of the Site, towards the Bennetts boundary.

4. Statement of Significance

Assessment of Significance

- 4.1** This chapter of the report establishes the significance of the relevant heritage assets in the terms set out in the NPPF, and for each asset it comments on the contribution of setting to significance. The identification of the heritage assets equates to Step 1 of GPA3, and the assessment of significance equates to Step 2 of GPA3. Steps 2 and 3 of GPA3 are closely connected, so this chapter should be read in conjunction with Chapter 5 (Heritage Impact Assessment).
- 4.2** The four listed buildings are covered in order and the section concludes with a summary. The Queens head and Village stores have been seen internally to the extent of public areas, neither of the private dwellings have been inspected internally and have only been seen from the public domain.

Bennetts

- 4.3** Bennetts is a grade II listed building. It sits within a private garden curtilage directly adjacent to the Site which sits to the south and west of the house. The description is one of the older styles, meant primarily for identification and reads:

C16 timber-framed building with red brick infilling. Horsham slab roof. Casement windows with diamond-shaped panes. Two storeys and attic. Three windows. Two gabled dormers.



Figure 10: Bennetts from Chapel Road.

- 4.4** Architecturally the building is of interest primarily through its vernacular construction methods and materials which reflect the local traditions and typical constructional details of its period of construction. The visible timber framing with square panels and angled braces would appear to support the suggested date. Where the building has later changes, contrasting architectural details will enrich the architectural evidence for changing traditions.
- 4.5** The Horsham slab roof is of particular interest reflecting a very vernacular material for this particular area. The distinctive diminishing courses provide a distinct contrast to modern roofing materials
- 4.6** Historically the building is of interest in illustrating human activity in the area, as well as domestic traditions and requirements from the 16th century, with later adaptations made over time to suit new owner's needs.
- 4.7** The building will retain some archaeological interest whereby the physical changes in the building over time provides evidence to understand how the building has evolved which may not be recorded in documentary history.

Setting

- 4.8** The building sits within a private domestic garden which has a reasonable degree of historic continuity of its extent based upon the historic maps included in the

previous section. The approach is also consistent from the south, towards the south eastern front façade off of Chapel Road. The experience of approaching this dwelling from the road thus has continuity with the past. It can also be understood, from the public route of Chapel Road, as part of a small cluster of broadly contemporary buildings in this part of the street. They share elements of material, date, scale and vernacular detailing the enables a direct understanding of and connection to past ways of life.

- 4.9** The Site forms an open rural field which wraps around this listed building and provides a rural backdrop which is strongly consistent with the past situation. Though the heavy hedges and trees in the boundary around Bennetts limits visual connection between the Site and this listed building the sense of longstanding rural surroundings is considered broadly positive to the building's history and heritage values as a rural vernacular building.

Blacksmiths Cottage

- 4.10** This building is located a short distance across the road from the Site's south eastern side along Chapel Road. The list description, again one of the brief older style entries, reads:

C15-16 timber-framed building with plaster infilling. Horsham slab roof. Casement windows. Two blocked original windows. Gabled porch. Two storeys. Three windows. Small modern addition at north end.

- 4.11** Blacksmiths Cottage today does not entirely equate to the map evidence which shows the 'smithy' for Barnes Green slightly further to the north (See Figure 3). On the apportionment accompanying the 1910 Lloyd George survey the 'smithy' is equated to plot 82, again further to the north (Figure 4) rather than this building, which is simply identified as a cottage – ownership is shared with much of the village as the Godman family, but the two plots are in separate occupation. It would appear likely that the current name has arisen in more recent periods and that the building now known as 'blacksmiths cottage' has possibly little to do with the actual process of smithing in the past.

- 4.12** Notwithstanding that detail the building clearly has high architectural and historic values pertaining to its survival as a good example of ancient domestic vernacular architecture. The well preserved timber frame and local Horsham Slab roof are

important elements as will be any surviving internal features pertaining to historic domestic life and patterns.



Figure 11: Blacksmith's cottage looking south.

Setting

- 4.13** The building's setting today is closely defined by its domestic garden, and by the group of historic buildings found here which share certain characteristics and provide illustrative and contextual links to evidence of human habitation and settlement in the past. To the north and south east of this house, later 20th century housing has developed and has introduced more modern built forms into the village, which has grown and expanded reflecting changing populations over time. These areas enable an understanding of the whole history of the settlement but contribute little directly to the significance of this listed building.
- 4.14** The Site is located on the opposite side of Chapel Road to this property and with the dense hedgerow at the south eastern side, contributes little to the visual experience of the building. In views towards the building the viewer is looking away or past this dwelling. However, along with the adjacent more open field to the west, and the rural Smugglers Lane, the Site area does contribute to a generally open rural character which, in conjunction to the small group in this area, provides opportunities to see and understand this listed building in a rural context and to

understand its historic origins. The Site makes a small contribution to the general historic values of this listed building through its continued openness but does not contribute to any key attributes of its special interest, nor to the key means of experiencing them.

The Queens Head

4.15 The Queen's Head is located directly opposite the entry to the historic Smugglers Lane, slightly to the south of the Site. Its list description reads:

Probably C17. Two storeys. Four windows. Ground floor painted brick, above tile hung. Slate roof, hipped at north end. Casement windows.



Figure 12: The Queens Head front elevation

4.16 The building derives its significance from a combination of its vernacular architectural form, construction, details and materials and its historic values which particularly relate to its history as a public house. Its historic interest also extends to communal values in providing a focus for the settlement here for a very long period of time.

- 4.17** It retains details of materials and construction which directly illustrate traditional construction techniques, and the current internal open planform and various features such as the bar directly illustrate the changes and trends to create a communal gathering space for dining, drinking and socialising.



Figure 13: The interior of the public house looking beneath exposed ceiling beams towards the wide fireplace, one of several retained within the building.

- 4.18** The setting features areas such as the small front yard and rear garden used by visitors to the pub and an area of car parking. The relationship to the street has remained a strong constant over time though the nature of these spaces and the hard surface of the car park is undoubtedly changed to reflect modern car transport, the relationship with the road which has remained constant reflects the importance of easy access. Though today Smugglers Lane is a footpath, in the past it may have been more regularly used and the public house's location directly opposite this lane gives it some modest enhanced visibility and prominence. The view out from the Queen's head front door is not designed or accentuated at all but enables a clear view of the entry to Smugglers Lane and the rural nature of the surrounding landscape, particularly to the west where the hedgerow is lower and more open.



Figure 14: View from the front of the Queen's head towards the entry to Smugglers Lane – the Site is on the right of the path.

- 4.19** The view from Smugglers Lane towards the Queens Head is ostensibly straight, but in practice, the mature hedges and trees screens the public house until quite close, views may be somewhat more open in winter months and the experience of approaching the front of the pub from this historic track, with rural fields to either side is modestly positive and likely has a strong sense of continuity with the past.



Figure 15: approaching the southern end of Smugglers Lane where the Queens Head becomes visible. The Site is left of the picture.

Barns Green Village Store, Herons Reach

4.20 The village shop is south of the Queens Head, and south of the Site's southern corner. This building has been subject to a recent (2017) updating of the list description and unlike those of the previous listed buildings it includes a summary history and clear statement of why the building is included on the list, its significance and history. The expanded list description reads:

Summary

An early-C19 range of cottages, altered in the later C19 to include an integral village shop, and in the mid-C20 to form a single house and extended shop. The mid-C20 shop extension is not of special architectural or historic interest.



Figure 16: Herons Reach: the village shop today is the flat roofed portion on the right of this image, identified as not being of special interest.

Reasons for Designation

*Barns Green village store, an early-C19 range of cottages, now a single house with attached village shop, is listed at Grade II for the following principal reasons: * Architectural interest: the house retains much of its rhythm and character as a terrace of early-C19 cottages; * Interior survival: the plan-form of the terrace remains legible internally, and notable features include the brick built fireplace with timber bressumer and bread oven, along with the visible floor frames, and structural timbers; * Historic interest: in its early form and subsequent evolution, the building reflects aspects of the changing pattern of rural domestic buildings from the early C19 into the C20.*

History

The Barns Green village store is believed to have originated as a row of early-C19 cottages, and now comprises a single house and attached C20 shop. The 1-inch Ordnance Survey (OS) map of 1813 shows a building or buildings on the site of the Barns Green village store, and it is therefore possible that some of the present structure predates the C19. The Tithe map of 1840 shows more clearly a long rectangular run of cottages, similar to the current footprint. The apportionment records of 1840 note that the cottages were the property of William Dendy, who also owned the adjacent C17 Bricklayer's Arms (re-named the Queen's Head by 1852). By 1895 there was a post office recorded in Barns

Green and this along with a historic photograph suggests that it has always been housed within the Barnes Green village store. The photograph, which probably dates from the late C19 or early C20, shows the southern end of the range of cottages in use as a shop and post office. The 1911 edition of the OS map suggests that by this date, the shop footprint has been extended further S and W.

Sometime after the Second World War, the cottages to the N of the shop were converted in to a single dwelling. Some of the original door openings were converted to windows, and one became the principal entrance. The room behind this entrance then became a double-height hall, and the cottages were connected via a rear passage. An extension was also built across the rear elevation. Much of the current shop was constructed in c1950 as a substantial extension to the original footprint, since which time it has had a number of alterations resulting in its late C20 character.

Details

An early-C19 range of cottages, altered in the later C19 to include an integral village shop, and in the mid-C20 to form a single house and extended shop.

MATERIALS: rendered walls, and mixed stock brick, under a clay tile roof.

PLAN: the house has a principal W facing elevation, with a centralised C20 porch and entrance. The rooms are mainly situated on the western front of the house, and all are accessed by rear N/S passageways on the ground and first floors. To the south, the building has an attached mid-C20 single-storey rectangular shop extension.*

EXTERIOR: the principal W elevation is two-storey, and of eight bays. It is formed by the front face of the former cottages. From the N, all bays have flush fitted C20 multi-paned timber casement windows, apart from the fifth, which has a C20 gabled porch, and entrance door of vertical plank construction. The roof is clay tiled and has three internal chimney stacks which rise through the ridgeline. The central stack has two chimneys. The ground floor of the two southernmost bays is enclosed by the mid-C20 shop (which does not form part of the listed building).

The rear, E elevation of the house is predominantly of C20 date and characterised by a projecting single storey extension of mixed stock brick in Sussex bond, with attic dormers. Although it does not add to the special interest of the building, it is carefully detailed and integral to its current plan and form. All fenestration in the extension is C20 timber multi-paned casements. The roof is clay tiled and follows the pitch of the original to form a catslide. There are eight bays in total; the central six made up of the extension, and at each end of the elevation, a single bay of the original two-storey rendered rear wall is visible. To the S end, the original bay has a horned sash window of four panes to the first floor, and C20 metal casement window below.

INTERIOR: the central hall of the house is double-height with a dog-leg C20 timber stair to the N, which terminates at the rear of the house onto a galleried landing. The landing has a timber-framed ceiling and runs the length of the rear of the house. At the rear of the hall on the ground floor there is another passageway which provides access to all the ground floor rooms. On the ground floor there are two rooms either side of the hall and the room to the N has an inglenook fireplace constructed of large mixed stock bricks in an English bond. There is a curved bressumer above and a brick bread oven to the side. This room also has an exposed timber ceiling frame formed of narrow axial floor joists. The room to the S has the vestiges of an inglenook, again with curved bressumer, but with a later brick fireplace surround. This room has a single central beam running N to S. The other ground floor sitting rooms are plain, apart from the northernmost, which has a square brick C19 fireplace. The first floor rooms are also plain, bar the northernmost room which has an early-C20 small brick fireplace, and a central room that has a beam running W to E. There some C19 plank doors throughout the house which may have been repositioned, and most window openings have exposed timber lintels. In the SE corner of the building at ground floor, the original external walls have been opened up and the opening for one of the original W-facing cottage entrance doors is intact. Above this area the timber-framed ceiling of the terrace is visible, including a large chamfered beam running E to W.

** Pursuant to s1 (5A) of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act') it is declared that the mid-C20 shop extension is not of special architectural or historic interest.*

- 4.21** The building's interest is clearly set out above in the reasons for designation, with individual features of historic and architectural value summarised in the descriptive sections.
- 4.22** The setting of the building is two-fold, partially private domestic gardens which illustrate and aid understanding of the residential nature of the building, and the public domain and street which enables ongoing experience of approaching and passing this building from the historic route which has provided access throughout its history. In conjunction with the nearby Queens Head there is an important small group of buildings which served the wider community.
- 4.23** The open rural landscape on the north of Chapel Road does not directly contribute to architectural or historic values of the building but does illustrate the rural nature of the settlement as a whole and provides some sense of continuity. The Site does not afford any direct means of appreciating or experiencing this building, but the open field west of the Site provides slightly greater visibility due to its more open nature.

Summary

- 4.24** The listed buildings described above form a small group representing several buildings within the historic core of the small hamlet of Barnes Green which extended along Chapel Road in a linear fashion. Expansion in the 19th century was relatively small scale and it was only in the mid and later 20th century that the very small scale of the settlement expanded more substantially.
- 4.25** The buildings share a number of characteristics which reflect their special interest – shared material palette with important examples of local Horsham slab roofs, soft local brick, and timber framing.
- 4.26** With the public house and village shop located in close proximity there is a shared group context reflecting historic uses and functions supporting the residential settlement in this location. Though the cottage named 'Blacksmiths Cottage' does not actually appear to have been the village smithy, it is close to that location and the name reflects another communal function of the settlement in the past all adding to the group value.

- 4.27** The Site forms an open field to the north and north west of this group. Behind the historic group to the south modern residential development has changed the nature of the village extending its area and introducing standardised house types into the area around the historic group.
- 4.28** None of the buildings are overtly agricultural but the proximity of open fields and historic tracks provides a sense of continuity with the past and affords opportunities to continue to understand the rural and small scale nature of this settlement in the past. To this extent the application Site continues to make a small contribution to the heritage values of the listed buildings in question. It is not a key element of any of their special interests but it enables a positive experience of those buildings, even if it is peripheral and not directly relevant to the individual functions of any of the buildings.
- 4.29** The three buildings on the southern side of Chapel Road are experienced somewhat as a group all on the same side of the road and experienced sequentially with modern housing behind and entrances to other streets close by. Bennetts is part of this group in that it is historically contemporary but it feels slightly more visually isolated in its location on the opposite side of the street, more clearly surrounded by open landscape of retained fields.

5. Heritage Impact Assessment

- 5.1** This chapter of the report assesses the impact of the proposed development on the significance of the heritage assets identified in the previous chapter, including effects on the setting of those assets. It equates to Step 3 of GPA3, which has a close connection with Step 2. See also the table at Appendix 2.
- 5.2** For the purposes of the assessment those buildings which are located on the southern side of Chapel Road are grouped together, they are separated from the Site by Chapel Road, views past them include the Site's south eastern edge and proposed entrance peripherally.
- 5.3** Bennetts shares a direct boundary with the application Site which wraps around this listed building's garden to the north and west. Key views to the front of this listed building are looking directly towards the Site as well.
- 5.4** For Bennetts and the group of three (Village Shop, Queens Head and Blacksmiths Cottage) the significance identified is tested against the potential effect of the proposals by using the headings of the Stage 3 Checklist provided within GPA3 at page 13. The headings are Location and siting; form and appearance; wider effects; and, Permanence. The first three will be discussed further below, the last one is briefly recognised in the proposal being for an assumed permanent change to increase the number of dwellings in Barnes Green, there is no intended reversibility.
- 5.5** The proposals are for the development of the Site with 31 dwellings, associated access which will join Chapel Road to the south east, opposite the entrance into the car park of the Queens Head. The front of the Site will include open space, retained and additional planting an enhanced planting around the Bennetts property boundary. The entry will be flanked by an open estate railing and gate, fixed open.



Figure 17: Proposed Site plan (Shanly)

- 5.6** The full design drawings and design and access statement are submitted by Shanly Homes and reference should be made to these alongside this report.

Impact Assessment

Bennetts

Location and siting

- 5.7** The Site is directly adjacent to Bennetts to the north and south west. Though the density of boundary growth limits any opportunities to 'see' or visually experience the openness of the Site from within Bennetts or to see Bennetts from within the field, aside from glimpses of its roof, the development will nonetheless remove the open and undeveloped nature of this Site which has remained so since the construction of Bennetts, changing a c.300 year old relationship of this traditional dwelling with its rural surroundings. The proposal will build on similar intrusions to the north with the five houses constructed in the late 20th century on Muntham Drive. The design has sought to limit any potential for visual change by securing a

substantial buffer of planting around the boundary to Bennetts, and the route of the access roads means that the houses are placed at a good distance away from Bennetts. Plot 1 is set well into the Site, securing a sense of space and openness on entering the Site, and limiting any sense from Chapel Road of intrusion into the open space.

5.8 The key view of Bennetts from the public domain is from Chapel Road where a narrow driveway provides a glimpse of its front façade. The placement of the new houses and retained and reinforced planting will mean that there will be no change to this view and the new proposed houses should not become visible behind or over Bennetts' ridge and roofline. The considerable set back from Chapel Road of Plot 1, and the majority of the houses, will limit the degree to which the development will be seen at all in the narrow points of view where Bennetts is seen and experienced. Within the private garden of Bennetts the enriched boundary hedges should continue to screen the new development, giving little or no change to the experience of the house that might be achieved from within its private garden.

5.9 The proposal will slightly isolate Bennetts from the open landscape to the west, eroding its historic setting with the introduction of modern housing. Bennetts is relatively enclosed within its private property, and looks towards Chapel Road rather than over open landscape and so this effect will be limited.

Form and appearance

5.10 The form and appearance of the proposed dwellings has been tested at pre-application stage. The scale is designed to sit sensitively with lower dwellings at the northern end where the ground is slightly higher. This shows concern to reduce and limit any harm through careful assessment of the specific site constraints.

5.11 The new buildings adopt a generally traditional palette of materials and forms designed to sit relatively comfortably within the local area. Elements such as dormer windows, the inclusion of chimneys, tile hanging and a red brick as primary construction should secure a relatively sensitive development that can weather in gently alongside the historic properties. With Bennetts well screened on all sides there will be no or very limited opportunities to directly compare the two visually at any point.

- 5.12** A degree of recognisable contrast between new development and historic survivals secures an ongoing opportunity to be able to see and understand how the area has evolved over time without confusion.

Wider effects

- 5.13** The primary wider effect will be the removal and loss of an open field which forms part of the longstanding rural setting of Bennetts. A new access will be present to the south west of the gateway into Bennetts. With appropriate design this entry should remain comparatively low key and should not overly detract from the sense of Chapel Road as a rural lane providing long standing access to Bennetts. The entry design adopts a simple open estate railing style fence, with a gate. This type of fencing is already seen along smuggler's lane, albeit in poor condition, it is suitable for the rural location and will provide some sense of ongoing boundary while also enabling good visibility on entry and exit from the site. It is an appropriate style in a heritage context.



Figure 18: Bennetts visible on the right, approximate new site entry marked.

- 5.14** With Barnes Green already including a greater number of modern houses on either side of Chapel Road, additional vehicle movements should not be increased to such a degree that would be particularly noted.

- 5.15** Additional lighting within the new development may reduce the sense of rural isolation around Bennetts, further accentuating the loss of open rural landscape in this area, but careful design should limit the extent to which this might be noticed.

Village Shop, Queens Head, Blacksmiths Cottage

Location and siting

- 5.16** The application Site is located on the opposite side of Chapel Road from all of these properties. The new entrance will be directly opposite the entry to the car park of the Queens Head.
- 5.17** The Village Store is located at the southern end of this run of three listed buildings, looking out over the lower hedge that defines the open land to the west – because of its position slightly further south, this building will see very little, if any visual change in terms of its outlook. Similarly it will be the furthest away from the new entrance.
- 5.18** Blacksmiths Cottage and The Queens Head will sit on either side of the new entry. While their views directly out from their front elevations may not change too dramatically if the hedges are preserved and reinforced, there will be some change here. Detailed design to secure a rural junction with limited suburbanising details should limit any effect.



Figure 19: View past the rear of the Queens Head towards the Site and proposed area of the entrance into the development.

5.19 The considerable set back into the Site of Plot 1 should also serve to preserve a sense of openness along Chapel Road so that the presence of houses is diminished and minimised when anyone is passing through this group of historic buildings. More distant views of the new houses may be visible when passing the new entry. This change will be similar to that experienced already when newer houses from the later 20th century are visible between and behind the historic buildings to the south. The development will add a cumulative effect with new housing, and the loss of the open rural field.

5.20 Views along Chapel Road, or directly towards any of these listed buildings will not be affected as the development would be behind the viewer. The generous gardens set out within the plots on the southern boundary should reduce the degree to which houses in plots 2-7 might be perceived from Smugglers Lane. By the time that a pedestrian walking that route to emerge in front of the Queens Head, the openness at the entry of the Site will have preserved a greater sense of openness and limit the sense of new houses being present (see Figure 15)

Form and appearance

5.21 The assessment here matches that set out above in relation to Bennetts. The proposal adopts a sensitive material palette and the scale of the new dwellings has factor in the slightly rising ground level, and sought to secure a sensitive low level development that will not be perceived as dramatically taller than the group of historic vernacular buildings on the opposite side of Chapel Road.

Wider effects

5.22 As with Bennetts, the main effect of the proposals are that a parcel of land which has a very long history of being open agricultural land, and which continues to provide a small positive contribution to these listed buildings in being consistent with the historic situation will be developed, there will be a small sense of erosion to historic values, and the way that these buildings might be generally experienced in longstanding rural environment.

5.23 The design of the plots which leave a considerable amount of open space at the entrance to the Site, and which seek to maintain the sense of a rural entry, rather than a standard suburban entrance, means that there remains a sense of open space along Chapel Road, and visual intrusion of new houses into this historic group will be relatively limited. The proposals seek to retain and reinforce the already quite substantial hedgerow and trees on the perimeter of the Site and this will preserve much of the existing character as well as continuing to screen new buildings being introduced.

Summary

5.24 This group of historic buildings is experienced as part of a multi phase village setting already where buildings of several different periods already enables a connection to the past and opportunities to understand how these buildings, some of the earliest in the village, have remained as additional buildings and dwellings have been added. The proposed design seeks to maintain a sense of their rural surroundings, particularly through space at the entrance into the Site.

5.25 Notwithstanding that there remains a degree of harm arising to the listed buildings considered here, primarily because an area of open field which has a strong sense of continuity with the past, will see its rural nature changed to become housing. Harm is limited through:

- The fact that the field in question is not functionally or directly associated with any of the listed buildings in question, it does not contribute specifically to the unique heritage values of the listed buildings.
- The field is very closely enclosed by existing and historic boundaries which mean this field has an enclosed and screened character and does not afford detailed or important means to see or experience the assets in question. Though it is close, it is a relatively peripheral element of their setting.
- Careful and deliberate retention of mature boundaries and hedges will screen new development and maintain the existing enclosure around this field
- A considerable set back from Chapel Road before the first proposed house on Plot 1, and generous gardens and verges along the entry to preserve openness.
- Reinforcement of the boundary to Bennetts and no housing directly adjacent to its boundaries.
- Careful design in terms of scale, limiting vertical domination against the lower vernacular forms
- Sensitive material palette.
- Use of traditional features such as chimneys and tile hanging to situate the scheme within the local context.

5.26 Any harm to the listed buildings arising through changes within their settings considered here is, with reference to the table at Appendix 1 and the above summary, considered to be at the lowest end of less than substantial. No key attributes of the primary significance of these listed buildings will be eroded nor will the core ways in which they might be experienced and understood either individually or as a group. The development will cause erosion through change of its current character of an area of their settings which makes a small but positive contribution to their special interest. This positive experiences relates to the way that the experience of these assets as vernacular buildings within a very longstanding rural context continues to be possible. This rural context has already been eroded by 20th century development to the east and the design of the buildings and layout has sought to minimise further effects so that the magnitude of further cumulative change arising through the development of this open and undeveloped field is small.

6. Conclusions

- 6.1** The Site considered here sits to the north and west of Chapel Road, and north and west of a group of historic buildings which form the core of the small hamlet of Barnes Green. Buildings immediately adjacent to the Site and across Chapel Road from the Site are included on the statutory list of buildings of special architectural and historic interest.
- 6.2** The Site has no direct functional link to any of the listed buildings but does form part of their wider landscape setting. In its continued openness and rural character it provides these buildings with a distinct sense of continuity between today and the past where Barnes Green was a very small collection of well spaced buildings along Chapel Road. Though it continues to enable the buildings to be understood in a way that is generally continuous with their past, it is also noted that the site is well screened and quite enclosed, with no public access except around its perimeters. As such the site itself, does not enable close or detailed opportunities to see or understand these assets.
- 6.3** The proposals will see the development of this Site with housing, access drives and associated structures and landscaping, this change will erode the openness and change the character away from rural to domestic housing. This is identified as causing less than substantial harm to the assets and thus triggering paragraph 214 of the NPPF where Less than substantial harm might be balanced by public benefits. Such benefits are set out elsewhere in the application documents.
- 6.4** It is noted that the design has sought to render any detrimental effects to the lowest possible level, and this has been achieved with the retention of the current wooded boundaries; considerable set back to building positions preserving as much openness as possible; limiting any possible visual changes within the group of historic buildings; and, limiting change to the rural character of Chapel Lane. In combination with a careful design of the new buildings and a sensitive material palette which responds directly to the historic buildings in this area, the scheme will continue to sustain the sense of the evolution of this settlement, and leave the historic buildings as meaningfully prominent and capable of being understood and experienced without direct interference from new development.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 214 and 215, and guidance on NPPG).⁷

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

HCUK, 2019

⁷ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

GPA3 Assessment: Historic England's guidance on setting

In assessing the effect of the proposed housing on the setting and significance of designated heritage assets (Bennetts, The village Stores, Queens Head Public House and Blacksmith's Cottage), it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations.

<i>Relevant Considerations</i>	Bennetts	Village Stores, Queens Head, Blacksmiths Cottage
<i>Proximity of the development to the asset</i>	Directly adjacent	c. 20-50m, on opposite side of Chapel Road
<i>Proximity in relation to topography and watercourses</i>	Not relevant, site broadly flat, no water courses.	
<i>Position of development in relation to key views</i>	Development will sit behind the glimpsed key view from Chapel Road to the front entrance elevation, position of buildings behind and proposed heights will limit any visual effect or intrusion	Key views to these assets are primarily towards their front elevations (and away from the site) or peripherally and obliquely along Chapel Road. The site entrance will become visible in these kinetic views along Chapel Road but the new houses will likely not feature, seeing no change.
<i>Orientation of the development</i>	To sit within the rear of the site, well back from Chapel Road. Garden buffers to all houses will secure green spaces around the perimeter of the site, and around the boundary to Bennetts	
<i>Prominence, dominance and conspicuousness</i>	Designed to limit any sense of prominence, particularly from Chapel Road and certainly not to project above the ridge of Bennetts. Height reduced on western plots where land is slightly higher to reduce potential prominence. Material palette chosen to limit conspicuousness.	
<i>Competition with or distraction from the asset</i>	Designed to be none, group will continue to see opportunities to be experienced together from Chapel Road	

<i>Dimensions, scale, massing, proportions</i>	Suitable for houses proposed.	
<i>Visual permeability</i>	Limited change over the existing bearing in mind the secluded and enclosed nature of the site today, however, houses instead of open grazing will reduce any possible visual permeability through and over the site.	
<i>Materials and design</i>	Inspired by local materials, red brick, tile hanging, render but not seeking to replicate true vernacular and thus enabling evolution of settlement to be understood. Faux timber framing has been discarded after pre-ap	
<i>Diurnal or seasonal change</i>	Hedgerow boundaries will be preserved and retained, diurnal screening may be less effective in winter months meaning presence of housing more apparent when leaves not on trees.	Hedgerow boundaries at Smugglers Lane and on south eastern boundary may be less dense in winter months leading new housing to become more visually apparent at times. Set back from Chapel Road will assist.
<i>Change to built surroundings and spaces</i>	An open field which provides ongoing sense of rural surroundings to these listed buildings will be changed to residential development.	
<i>Change to skyline, silhouette</i>	Design should prevent any such change to any of the buildings, Bennetts has greatest risk but this should not be a factor bearing in mind spacing to closest building and reinforcement of hedgerow boundaries	
<i>Change to general character</i>	Open field converted to housing, new entry on Chapel Road. Loss of historically open land in close proximity to historic group of buildings.	

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, December 2024

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)

http://www.itchingfieldparishcouncil.gov.uk/History_1383.aspx