

LONDON AND SOUTH EAST OFFICE

Mr Matthew Porter
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Our Ref: P01605423

22/06/2026

Dear Mr Porter

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**LAND NORTH WEST OF SOUTHWATER
Application No. DC/26/0366**

Historic England Advice

Thank you for your letter of 15th June 2026 regarding further information on the above application for planning permission.

Historic England previously provided advice on this application in our letter dated 23rd March 2026. That letter provides our substantive advice on the proposals and should be taken into account in determination of this application along with the advice below.

The update to the Design and Access Statement ('DAS') Section on Character and Built Form (Character Areas 4- 6) has provided further details in response to our previous advice regarding helping to reduce harm by retaining a semblance of Great House Farmhouse's former rural character.

This would be achieved by designing nearby roads to be as rural in character as possible; providing a network of connected open spaces near to the farmhouse; providing soft landscapes edges rather than hard edges and rural type fencing provided around the housing parcels that are in close proximity to Great House Farmhouse. In addition, floodlighting would be avoided on the sport pitches near to the farmhouse. We welcome this further information.

We note, however, it has become less clear regarding the proposals for the nearby barns which were once part of the farmstead associated with Great House Farmhouse. The DAS states that the intention is to 'potentially' retain and refurbish the historic barn along with potential for an additional building subject to further detailed surveys. This introduces uncertainty about the future of this area.

This former farmstead contains farm buildings that date from the late 17th or early 18th century, and some of more recent times, which lie to the south-east of the house, outside the area enclosed by ponds and ditches. These farm buildings, despite being modern in some cases and in poor condition, contribute positively to the significance of the farmhouse by illustrating its former agricultural function.

It is important that the historic barn and the yards of this area do not become redundant and derelict. We advise that even if the new uses for these buildings have not yet been identified, a strategy for the repair, restoration or rebuilding of the historic farm building and new building should be detailed in the DAS.

Recommendation

Historic England does not object to the application on heritage grounds. We consider that the current proposals have addressed the most harmful elements of the previous scheme from a heritage perspective.

It will be for your Authority to weigh any remaining harm against the public benefits, including any heritage benefits.

We recommend that a strategy for the repair, restoration or rebuilding of the historic barn and additional building should be provided even if the new uses have not yet been confirmed. If the historic building cannot be repaired and needs to be re-built, then its historic fabric should be re-used where possible. Any new/replacement buildings should be designed and laid out to reflect historic mapping and in accordance with our guidance documents relating to Traditional Farmsteads.

We also repeat our previous recommendation and strongly urge your Authority to secure, through these proposals, the restoration of the front elevation of Great House Farmhouse alongside repairs to the building, which would be an important heritage benefit.

Yours sincerely,

Alma Howell
Inspector of Historic Buildings and Areas