



Historic England

Mr Jason Hawkes
Horsham District Council
Parkside
Chart Way
Horsham
West Sussex
RH12 1RL

Our ref: PL00802109

6 July 2026

Dear Mr Hawkes

EIA/26/0005 - EIA Scoping Opinion for a mixed-use development for a new settlement to accommodate approx. 3,200 dwellings, employment uses, community uses and supporting infrastructure

Land South of Adversane Adversane Lane Adversane West Sussex

Thank you for contacting us on 18th June 2026 regarding an EIA scoping opinion in relation to the above site.

Historic England Advice

1. Significance

a) Built Heritage

As a result of the scale of the proposed development on this site, it has the potential to have far reaching impacts upon the setting of a number of designated and undesignated heritage assets.

From our initial assessment of the Scoping Report, we agree that the most significant effects are likely to be on the Adversane Conservation Area, the listed buildings within it; and Steepwood Historic Farmstead and Oakleigh which are undesignated heritage assets.

However, given the scale of the proposed development, we support the proposal to review impacts on all other designated and non-designated built heritage assets within the study area to confirm whether any additional receptors may experience significant effects.



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b) Archaeology

We also agree that the most significant effects on archaeology are likely to be on the: post medieval limekiln at Steepwood Farm (MWS200); post medieval glasshouse at Steepwood Farm (MWS6613); any previously unidentified archaeological remains associated with settlement along Stane Street Roman road; and any previously unrecorded Prehistoric lithic artefacts, as per those recorded in the Site by the WSHR (MWS7794; 3954).

However, similar to the proposed approach for Built Heritage and given the site is in an Archaeological Notification Area, we support the proposal to review impacts on other archaeological features identified in the study area.

2. Impacts on Significance

a) Adversane Conservation Area

A Conservation Area Appraisal and Management Plan was adopted for Adversane Conservation Area in November 2025. This explains that the rural setting of the conservation area makes a high contribution to its significance.

The conservation area is experienced as a small rural settlement within the open countryside. Due to the number of farms shown on the historic maps within the conservation area, there would also have been a strong functional link between the conservation area and the surrounding agricultural land. Adversane is also appreciated as an isolated and dispersed settlement which is a key characteristic of the Weald Historic Landscape

The Conservation Area Appraisal should be used to help in assessing the significance of the conservation area and the contribution the current rural character of the proposed development site makes to that significance. This will enable impacts on significance to be identified and whether appropriate mitigation can avoid or minimise that harm, in line with paragraphs 207 and 208 of the NPPF.

b) Other designated heritage assets, undesignated heritage assets and undesignated Archaeology

The majority of the Listed Buildings (Grade II), undesignated heritage assets and



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undesigned archaeology and other built heritage aspects will be a matter for the Local Authority and West Sussex County Council. Impacts on these heritage assets will also need to be examined within the heritage baseline assessment and ES chapter.

In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement to contain a thorough assessment of the likely effects which the proposed development of this area might have upon those elements which contribute to the significance of these assets.

3. Setting Assessment

The Adversane Conservation Area Appraisal and Management Plan explains that development affecting the rural setting of the Adversane Conservation Area should demonstrate how the setting and views, into and from the Conservation Area, are preserved and enhanced.

While specific views have not been identified in the appraisal document, it does say that the green gaps between properties that allow for the experience of the rural landscape beyond should be carefully considered.

We recommend close collaboration of cultural heritage and landscape/visual impact assessment, in order to adequately address issues in relation to setting of designated heritage assets. Techniques such as photomontages, computer generated views analysis imagery, and verified views with wireframes are a useful part of understanding visual impacts.

In terms of the proposed views to be assessed out of the conservation area, we note that viewpoint 11 is from the centre of the conservation area. Additional views from the edges of the conservation area near to the site' and from the site boundaries of listed buildings likely to be affected should also be provided' as well as views from public footpaths across the site towards the conservation area.

The Landscape Sensitivity Criteria Table within the Appraisal document will be very useful in the setting assessment work for the conservation area and listed buildings within it.

Setting may also form a part of the wider conceptual significance of a heritage asset and how it is experienced, and the report must therefore additionally reflect these more



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nuanced aspects of setting in order to fully take account of impact. Further guidance on setting can be found at our website: [The Setting of Heritage Assets - Historic Environment Good Practice Advice in Planning: 3 \(2nd Edition\) | Historic England](https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/) <<https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>>

Recommendation

- We strongly recommend that the Adversane Conservation Area Appraisal is used in assessing the significance of the conservation area and the impact of the proposed development on that significance.
- We also recommend that additional views from the edges of the conservation area near to the site and back towards the conservation area across the site from public footpaths are provided as the EIA is developed to support future planning applications. Views out of and towards any listed buildings where there is likely to be a significant effect should also be provided.
- The Horsham District Council Conservation Staff and archaeological staff at West Sussex County Council should also be consulted in the development of the cultural heritage assessment section of the EIA. They are well placed to advise on: local historic environment issues and priorities; the nature and design of any required mitigation measures (as decided at a further stage in any project); and opportunities for securing wider benefits for the future conservation and management of heritage assets.

Yours sincerely,

Alma Howell
Inspector of Historic Buildings and Areas

[Redacted signature]

cc: