



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North West of Southwater
DESCRIPTION:	
REFERENCE:	DC/26/0366
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION:	

MAIN COMMENTS:

Dear Matthew,

Following detailed pre-application discussions, I have more confidence that the developer and their design team have a more comprehensive and sympathetic understanding of the context of the site in relation to the listed buildings in the immediate vicinity and particularly with Great House Farm. The setting of Great House Farm is clearly a highly sensitive area and I appreciate the effort that has been put into understanding and appreciating this and redesigning development to create a different character to this part of the site. The submitted Built Heritage Assessment describes the significance of Great House Farm and the other surrounding heritage assets. I am satisfied the significance of these heritage assets described in this document are accurate.

The residential areas to the west of Great House Farm will impact its setting. Although the intervisibility may be low, the impact of artificial light, both stationary and moving, the impact of noise and the perception of activity will dilute the rural context of the setting. Although the revisions have reduced the level of harm I am satisfied this remains less than substantial and in the middle of the scale tending towards the lower end. The sports fields to the southwest are intended to be informal and unlit. It is important that this intention is managed and the situation does not change over time to become a more formal and developed facility.

I support the reuse of the historic farm buildings to the south east of Great House Farm. This is an important consideration in better revealing the special interest of the listed building. However, it is stated in the supporting documents that the condition of the barns has deteriorated since 2022 and that they may be beyond repair. It would be instructive to have further details of the condition of the barns and a scheme to prevent further deterioration before work begins on site. I assume it will be some time before work begins and this may mean the barns deteriorate to the point of being unsalvageable.

I am satisfied the removal of developed areas along the western portion of the site will improve the relationship with the listed buildings fronting Two Mile Ash Road compared with the withdrawn scheme. I am also satisfied the distance between the residential developed area and the listed buildings forming Bonfirehill, including the parish church, is sufficient that this will be experienced as separate from the modern suburban core of Southwater and will continue to be recognisable as part of the historic, dispersed rural character of the wider area. I agree with the conclusions reached and expressed at paragraphs 7.17-7.22 of the Built Heritage Assessment document (ENVIRONMENTAL STATEMENT VOLUME II, APPENDIX 7.1: BUILT HERITAGE ASSESSMENT FEBRUARY 2026) with regard to the impacts and level of harm.

In conclusion, I am satisfied the significance of and impact to the heritage assets identified and described in the supporting documents is accurate. There will be a number of designated assets that will be indirectly affected through change to their settings. The greatest impact will be to the setting of Great House Farm and this will be less than substantial in the middle of the scale tending towards the lower end. The mitigation measures suggested in the supporting documents will have some positive affect but will not significantly reduce harm. This harm should be weighed against the public benefits of the proposal. At this stage I would like more information regarding works to secure

the historic barns and prevent any more deterioration. I am willing to consider all solutions.

Please let me know when you are considering conditions and I can discuss these with you.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: TBC

NAME:	Seán Rix
DEPARTMENT:	Conservation
DATE:	02.04.26