

**LAND AT NORTHLANDS LANE,
STORRINGTON, WEST SUSSEX**

HERITAGE STATEMENT

(NGR: 509254 115318)

**Commissioned by:
Fairfax Properties**



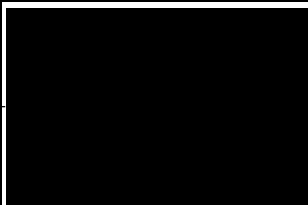
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Report No. 2025075

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SUMMARY

This heritage statement has been undertaken by ASE in relation to a proposed residential development on Land at Northlands Lane, Storrington. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the National Planning Policy Framework.

This study identified four heritage assets: three listed buildings and one non-designated heritage asset, that have a setting component to their heritage significance which may be impacted by development of the site. The probable impact of the proposed development upon the setting of these heritage assets has been considered, as has the resultant impact upon the assets' heritage significance.

The results of this assessment can be summarised as follows:

- *East Wantley, East Wantley Barn and East Wantley Cottage are identified as the principal heritage assets of relevance to the proposed development.*
- *West Wantley Farmhouse has also been identified as a heritage asset which could potentially be affected.*
- *It is considered that the proposed development would have a **low** impact on the overall heritage significance of both East Wantley and East Wantley Barn (both Grade II listed).*
- *It is considered that the proposed development would have a very **low** impact on the heritage significance of West Wantley Farmhouse (Grade II* listed).*
- *It is considered that the proposed development would have a very **low** impact on the heritage significance of East Wantley Cottage (non-designated).*
- *In NPPF terms, these impacts equate to less than substantial harm, to be balanced against the public benefits of the proposed development.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Institute of Archaeology) has been commissioned by Fairfax Properties to carry out a setting assessment in relation to a proposed residential development on Land at Northlands Lane, Storrington, West Sussex (NGR: 509254 115318; Figures 1 & 2). The focus of this report is to assess the impact of the proposed development on the significance and setting of nearby heritage assets.
- 1.2 This report outlines the statutory designations relevant to the assessment, offers brief descriptions and statements of the significance of the relevant heritage assets, assesses the contribution of setting to the significance of those heritage assets, and then assesses how the setting of the relevant heritage assets may be affected by the proposed development.
- 1.3 This heritage statement has been compiled in line with the policies set out in the National Planning Policy Framework (revised December 2024). The Government's aim is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. To achieve this, the Government's objectives for planning for the historic environment are to conserve England's heritage assets in a manner appropriate to their significance by ensuring that decisions are based on the nature, extent and level of that significance, investigated to a degree proportionate to the importance of the heritage asset.
- 1.4 Reference is also made to *Conservation Principles: For the Sustainable Management of the Historic Environment* Consultation Draft (Historic England 2017a), *The Setting of Heritage Assets* (Historic England 2017b) and *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015) which are the standard guidance documents for such assessments.
- 1.5 The site was visited by Katya Harrow on 28th March 2025 and 3rd July 2025, in order to assess the proposed development site and potentially affected heritage assets. Data on designated and non-designated heritage assets was acquired from Historic England (National Heritage List), Horsham District Council and other databases and resources cited in the text.

2.0 THE SITE

- 2.1 The parish of Storrington and Sullington lies on the northern edge of the South Downs in the Horsham District of West Sussex. The site lies to the south of Northlands Lane and is directly to the north of an existing residential area of Storrington which lies north of the historic core of the village. It covers an area of c.4.5ha and is currently an open field, bounded on all sides by a mix of trees and bramble-hedgerows (Plates 1-4). A public footpath extends east-west to the north of the site and another, aligned north-south, runs along the eastern side of the eastern boundary (Plates 5-8).
- 2.2 The site slopes downwards gradually from south to north; it lies at a maximum height of approximately 54m above Ordnance Datum (aOD) in the south and at a minimum height of 39m aOD in the north. Occasional trees running roughly north – south

through the centre of the site appear to conserve the line of a former field boundary evident on historic maps.

- 2.3 The buildings and residential curtilage of a former farmstead, East Wantley, lie to the north of the site. Beyond the public footpath to the east is an open field, with another field to its south which has planning approval for residential development (planning ref. DC/19/2015). A further field lies to the west, with a small, wooded area bordering the northern half of the western site boundary. Residential development along Melton Drive borders the southern boundary of the site beyond a mature belt of trees.

Historic background

- 2.4 The site was historically associated with East Wantley Farm, being shown as part of its farmland on a map of 1707, but had likely belonged to the farm since the medieval period: the farmhouse at East Wantley dates to c.1600, with a mid- or later 17th century west range, but is thought to have been constructed on the site of a medieval house whose rafters were extensively reused in its roof. Members of the Wantley family were mentioned in Sullington from c.1275, and there were apparently two branches, perhaps with two houses, in 1327. Whether there was historically a connection between East Wantley and West Wantley, which lies to the north-west of the site, is unclear; records from the late medieval period onwards suggest the two estates were conveyed separately (Baggs et al 1986).
- 2.5 When the map of East Wantley Farm was produced in 1707 (Fig. 3), the full extent of the site fell within the estate and comprised two fields. The eastern field is coloured green and is labelled 'Green Field' and the western field is coloured brown, perhaps indicating arable cultivation, rather than pasture. The western field is labelled 'Barne Field'; this continued to the north of the site boundary into an area now forming part of the garden associated with East Wantley, with the public footpath dividing the two areas. The land belonging to the farm extended southwards to the junction of Thakeham Road and Fryern Road, with outlying fields to the north and west.
- 2.6 The Sullington tithe map of 1840 shows that the site remained as two fields into the 19th century (Fig. 4). The accompanying tithe apportionment records the field names as Hovel Field (Plot 204) and Barn Field (Plot 205); both were under arable cultivation and in the same ownership and tenancy as the farmhouse to the north, which at this date was known as 'Upper Wantley Farm House'. A footpath is shown running along the eastern boundary of the site (correlating with the present footpath) before bearing west along its southern boundary then southwards towards Storrington. The path which runs along the northern boundary of the site is also clearly shown by this date.
- 2.7 Ordnance Survey maps from the later 19th century onwards show the site remained as farmland, although the two fields had been amalgamated by 1875-76 (Fig. 5). The wider surroundings of the site were altered from the 1930s onwards by the construction of an industrial estate on Water Lane, and residential development to the south on land formerly belonging to East Wantley Farm, particularly in the 1970s and 1980s (Edina Digimap, not reproduced).

3.0 PROPOSED DEVELOPMENT

- 3.1 It is proposed to construct a new residential development on the site; the Masterplan for the development is reproduced in Figure 6. The development area would occupy the central and southern part of the site; it would be sited centrally within this area to retain the existing perimeter planting, and a central green corridor along the line of a historic field boundary would run through the centre of the development. Access to the development would be via a new road from the west. At present, the proposals are in outline form and detailed designs are not available.

4.0 PLANNING BACKGROUND

4.1 National Planning Policy Framework

- 4.1.1 Government policies relating to planning are given in the National Planning Policy Framework (revised December 2024).¹ Section 16 (paragraphs 202 – 214) of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 4.1.2 The Framework requires that local planning authorities should set out in their Local Plan 'a *positive strategy for the conservation and enjoyment of the historic environment*', recognising that '*heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance*' (Section 16, paragraph 202). The NPPF is supported by historic environment Planning Practice Guidance, published in April 2014, and updated in July 2019.² In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice notes and Historic England Advice Notes, issued by Historic England and the Historic Environment Forum.³
- 4.1.3 The Framework requires that planning applicants should '*describe the significance of any heritage assets affected*' by their application, '*including any contribution made by their setting*' (see below, Section 5).

4.2 Local Planning Policy

Horsham District Planning Framework (adopted November 2015)

- 4.2.1 On 27th November 2015 Horsham District Council adopted the Horsham District Planning Framework (HDPF)⁴. With the exception of land within the South Downs National Park, the HDPF replaces the policies contained in the Horsham District Core Strategy and General Development Control Policies which were both adopted in 2007. The HDPF sets out the planning strategy for the years up to 2031 to deliver the social, economic and environmental needs for the district (outside the South Downs

¹ <https://www.gov.uk/guidance/national-planning-policy-framework>

² <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

³ <http://historicengland.org.uk/advice/planning/planning-system/>

⁴ <https://www.horsham.gov.uk/planningpolicy/planning-policy/horsham-district-planning-framework>, accessed 31st March 2025

National Park). The information and policies considered relevant to this assessment have been summarised below:

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.*

Horsham District Local Plan 2023 – 2040 (still under review)

- 4.2.2 Horsham District Council is currently in the process of reviewing its Local Plan for the district. The new Horsham District Local Plan 2023 - 2040⁵ will set out planning policies and proposals to guide development in the District, excluding the South Downs National Park, up to 2040.
- 4.2.3 The Horsham District Local Plan also has policies relating to the historic environment in the emerging Local Plan. The following policy has relevance to the current Site and study area:

⁵ <https://www.horsham.gov.uk/planning/local-plan/what-is-a-local-plan>, accessed 31st March 2025

Strategic Policy 21: Heritage Assets and Managing Change within the Historic Environment

1. The Council will preserve and enhance its historic environment through positive management of development affecting designated and non-designated heritage assets, and their settings. Applications for such development will only be supported if they:

a) Make reference to, and show an understanding of, the significance of the asset, including drawing from research and documentation such as the West Sussex Historic Environment Record;

b) Take account current best practice guidance produced by Historic England and Conservation Area Character Statements, Appraisals and Management Plans;

c) Make a positive contribution to the character and distinctiveness of the area, and ensure that development in conservation areas is consistent with the special character of those areas;

d) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, including traditional architectural form, proportion, detailing, materials and, where appropriate, landscape features including trees;

e) Demonstrate that the use(s) proposed are consistent with the significance of the heritage asset whilst securing its viable and sustainable future and continued preservation, especially any assets on Historic England's At Risk Register. Changes of use must be compatible with, and respect, the special architectural or historic interest of the asset and setting; and

f) Demonstrate that any proposal in the vicinity of a heritage asset with, or has the potential to include, archaeological interest is accompanied by appropriate archaeological research, including the investigation, recording and reporting of both above and below-ground archaeology. This will, as a minimum, include a desk-based assessment, and where deemed necessary by the Council, a field evaluation will also be required. If necessary, the Council will require assets to be preserved in situ or excavated.

2. Proposals which affect a heritage asset, or the setting of a heritage asset, will only be supported where accompanied by a Heritage Statement.

3. Proposals which would cause substantial harm to, or loss of, a heritage asset will not be supported unless it can be demonstrated that the substantial public benefits gained would outweigh the substantial harm or total loss of the asset and that any replacement scheme makes an equal contribution to local character and distinctiveness. Applicants must show an understanding of the significance of the heritage asset to be lost, either wholly or in part, and demonstrate how the heritage asset has been recorded.

4. Proposals which would lead to less than substantial harm to the significance of the heritage asset should be weighed against the public benefits of the proposal and will only be supported where public benefit is considered to outweigh the harm.

4.3 Site Planning Background

- 4.3.1 The HDC online Planning & Building Control Register records no previous planning applications for the site.

4.4 Conclusion

- 4.4.1 This heritage statement engages with the above policies by assessing the heritage assets on/near the proposed development site and the contribution that their setting makes to their significance, and then by assessing how the setting of these heritage assets may be affected by the proposed development.

5.0 METHODOLOGY

- 5.1 The *National Planning Policy Framework* (Section 16: 'Conserving and Enhancing the Historic Environment') requires that the potential impact of a proposal upon the significance of a heritage asset should be considered as part of the planning process.⁶

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

- 5.2 It also states the following of relevance to this assessment of impact:

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.*

- 5.3 This assessment report considers the potential impacts arising from the proposed development in relation to designated heritage assets and their setting. Setting is defined by the *NPPF* as:

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.

- 5.4 Setting is important due to the contribution it makes to the significance of heritage assets. This assessment therefore follows the staged approach set out in the relevant Historic England guidance (2015; 2017b):

Step 1: Identify which heritage assets and their settings are affected by the proposed development.

⁶ Section 16: 'Conserving and Enhancing the Historic Environment', paragraph 207 (updated 12th December 2024).

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated.

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it.

Step 4: Explore ways to maximise enhancement and avoid or minimise harm.

Step 5: Make and document the decision and monitor outcomes.

- 5.5 The emphasis of this report is on the first three steps of this methodology. Each aspect of these steps is considered within the sections below.

6.0 STEP 1: IDENTIFYING THE HERITAGE ASSETS

- 6.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets. Further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset. This document is concerned with built heritage assets (whether designated or non-designated); broader consideration of other heritage assets is included to provide archaeological/historical context as appropriate, but formal assessment of impact on them is beyond the scope of this document.
- 6.2 For the purposes of this assessment, heritage assets which will potentially be affected by the proposed development have been considered; their locations are plotted on Figure 1. A site visit was conducted to determine whether or not a line of sight was present between each individual asset and the proposed development site, whether or not they had visually significant attributes, such as designed views or vistas, as well as consider their relationship with the surrounding landscape more broadly. The results of this initial assessment are summarised below and presented in Table 1.
- 6.3 Information on the affected heritage assets is drawn from the Historic Environment Record (HER) held by West Sussex County Council and data relating to listed buildings was acquired from Historic England.

Listed Buildings

- 6.4 There are three listed buildings in close proximity to the site:

East Wantley (1)

- 6.5 East Wantley (Grade II listed) lies approximately 40m north of the proposed development site. It is a two-storey former farmhouse, thought to date to the 17th century or earlier. The house is L-shaped with its principal façade facing south towards the site.
- 6.6 There are various other attached and detached structures, including garden walls and buildings of the former farmstead at East Wantley, which are associated with the house and which pre-date July 1948, which may be considered to fall within the listed curtilage. They are considered in more general terms alongside East Wantley.
- 6.7 East Wantley has a known historical relationship with the site, the latter having formed part of its farmland since at least the early 18th century.

East Wantley Barn (2)

- 6.8 A former threshing barn to East Wantley farm, the barn (Grade II listed) lies to the south-east of East Wantley house and approximately 22m north of the proposed development site. It dates to the latter half of the 17th century and has a late 19th/early

20th century former coach or cart house wing added to the east. The building was converted into a dwelling in 2007.

- 6.9 East Wantley Barn has a historical relationship with the site, both being associated with the farmstead of East Wantley.

West Wantley Farmhouse (3)

- 6.10 West Wantley Farmhouse (Grade II* listed) lies approximately 100m north-west of the site. It is a two-storey, L-shaped building with attics, which was constructed in 1656. Outbuildings west of the house, which correlate with the position of buildings shown on historic maps, may be considered curtilage listed if they predate July 1948. The historical relationship between West Wantley Farmhouse and East Wantley (and thus the site) is unclear, but it is *possible* the two farms were linked during the medieval period. However, from the late medieval period onwards it appears that the two were in separate ownership (see section 3.0).

Other Designated Heritage Assets

- 6.11 There are no examples of the following in proximity to the site:
- Conservation areas
 - Scheduled monuments
 - Registered parks and gardens
 - Registered battlefields
 - Protected wreck sites

Non-designated Heritage Assets

- 6.12 The following non-designated heritage asset has been identified as being of relevance to the assessment:

East Wantley Cottage (4)

- 6.13 East Wantley Cottage is a mid-19th century, two storey building. It stands to the north-east of the buildings of East Wantley Farm, approximately 110m north of the proposed development site. The cottage has a likely historical relationship with the site, probably having been built as a farm-worker's cottage associated with the farmstead of East Wantley.

Table 1 – Heritage assets identified within the study area

Heritage asset	National Heritage List No.	Type (grade)	Description	Intervisible with the site?	Significant historical relationship with site?	Potential impact by proposed development?
1 East Wantley	1285180	Listed building (II)	Dwelling, C17th or earlier	Y	Y	Y
2 East Wantley Barn	1471834	Listed building (II)	Converted threshing barn, later C17th.	Y	Y	Y
3 West Wantley Farmhouse	1027238	Listed building (II*)	Dwelling, dating to 1656	N	N [uncertain]	Y [slight]
4 East Wantley Cottage	-	NDHA	Mid-19 th century cottage	N	Y	Y

Summary

- 6.14 The proposed development site is agricultural land formerly associated with East Wantley Farm.
- 6.15 Two statutorily listed buildings and one non-designated heritage asset have been identified as having a visual and/or historical relationship with the proposed development site and will be afforded further consideration.
- 6.16 The remaining heritage asset (3), holds no known significant historical relationship with the site, nor is there any intervisibility with the site. However, based on the findings of the site visit, it is considered there is slight potential for impact on this asset, and it is thus given further consideration.

7.0 STEPS 2 & 3: ASSESSMENT OF SIGNIFICANCE AND IMPACT

- 7.1 The preceding section indicates that four heritage assets identified in the vicinity of the site either have an important historical/landscape component to their heritage significance or are directly intervisible with the site. This means that they have the *potential* to be affected by the proposed development, even where they cannot be seen from the proposed development site. Equally, a proposed development can be fully visible from an asset, but its impact will be minimal if the setting does not contribute to the significance of that asset (Historic England 2015; 2017b). This section aims to establish the extent of any such impact: its results are summarised below in Table 2.
- 7.2 In order to consider the potential impact of the proposed development on the significance of the identified heritage assets, this assessment will firstly provide a brief significance statement for each heritage asset and determine to what degree their setting makes a contribution to that significance. This is assessed by examination of a range of sources, such as a site visit, listed building information, cartographic evidence and professional judgement. The assessment is based on observations made from within the site and from public viewpoints only.

Significance Assessment

- 7.3 The foregoing discussion of the assets' significance and setting utilises NPPF terminology and supporting guidance (NPPF Planning Practice Guidance;⁷ Historic England 2017a; Historic England 2017b; Historic England 2019). The NPPF identifies the following categories of heritage interest: archaeological, architectural and artistic, and historic, which are defined as follows in the Planning Practice Guidance:
- *Archaeological interest: ... there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
 - *Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*
 - *Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.*
- 7.4 Within each of these categories of heritage value, the following degrees of significance are adopted here:

⁷ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- Exceptional: elements of the place that are of key national or international significance, being among the best or only surviving examples of an important type of monument, or being outstanding representatives of important social or cultural phenomena.
- High: elements that constitute good and representative examples of an important class of monument (or the only example locally), or that have a particular significance through association (although surviving examples may be relatively common on a national scale), or that make major contributions to the overall significance of the site.
- Moderate: elements that have obvious intrinsic value, or make a discernible contribution to the character and understanding of the site. They may provide a historical or cultural context for features of individually greater significance.
- Low: elements that have a limited degree of intrinsic value, or make some contribution to understanding or appreciation of the site.
- Neutral: elements that have no intrinsic value, without being actively intrusive.
- Negative: elements that are actively detrimental to the significance of the site, or which detract from its character, setting or comprehension. Recommendations may be made on their removal or on other methods of mitigation.

Setting

- 7.5 Closely allied to a site's heritage values is the contribution its landscape setting makes to its significance, and how it is experienced within the context of its wider surroundings. Whilst this is predominantly a visual consideration, it is also influenced by environmental factors such as noise and smell, as well as by a deeper understanding of the historic relationship between places, even where there is no line-of-sight between them (Historic England 2017b).

Impact Assessment

- 7.6 The NPPF states that impact should be assessed in the following manner:

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

213. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II**

registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.*

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 7.7 In considering the impact of a proposal upon a non-designated heritage asset, the NPPF states:

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

- 7.8 Similarly, in relation to curtilage structures, Historic England guidance (2015) notes that:

Whether alteration, extension or demolition of such buildings amounts to harm or substantial harm to the designated heritage asset (ie the listed building together with its curtilage and attached buildings) needs careful consideration. Some curtilage structures are of high significance, which should be taken fully into account in decisions, but some are of little or none. Thus, like other forms of heritage asset, curtilage structures should be considered in proportion to their significance.

- 7.9 The NPPF divides impact as resulting in either *substantial harm* or *less than substantial harm*. In practice, the majority of proposals fall under the latter category, meaning a more nuanced assessment is required to come to a fully rounded decision. The following informal terminology is therefore adopted here:

- A *High* impact equates to the category of ‘substantial harm’ set out by the NPPF. The Planning Practice Guidance for the Historic Environment states that the bar for justifying this level of harm is also high.
- A *Moderate* impact equates to the category of ‘less than substantial harm’ set out by the NPPF, but falls within the upper end of that category. The

requirement to weigh the proposal against public benefit and the optimum viable use of a site applies, but may need more rigorous justification.

- A *Low* impact also equates to the category of 'less than substantial harm' set out by the NPPF, but falls within the lower end of that category. The requirement to weigh the proposal against public benefit and the optimum viable use of a site still applies, but the justification may be more straightforward.
- A *Neutral* impact equates to no potential harm, meaning that the requirement to weigh the proposal against public benefit and the optimum viable use of a site may not apply, although heritage aspects of the proposal may still be a consideration.
- A *Positive* impact is one which is considered to enhance the significance and/or setting of a heritage asset. Identified positive impacts to heritage assets may have public benefit and are likely to be beneficial to the proposal as a whole.

LEVEL OF IMPACT	NPPF EQUIVALENT
<i>High</i>	substantial harm/total loss
<i>Moderate</i>	less than substantial harm
<i>Low</i>	less than substantial harm
<i>Neutral</i>	no potential harm
<i>Positive</i>	enhancement of a heritage asset; possible public benefit

- 7.10 It should be stressed that the following discussion is the considered view of the author based upon the findings of the survey. The assessment is offered based upon knowledge and experience of other such heritage assets and any suggestions offered are intended as advice. Many of the views which inform the conservation of heritage assets are to some extent subjective – and thus it should be stressed that there is no guarantee that the opinions expressed below will be endorsed by the local planning authority.

1. East Wantley

- 7.11 East Wantley is a Grade II listed, timber-framed house of 17th century date or earlier, which is understood to occupy the site of an earlier building; fabric from the latter is thought to have been reused in the construction of the roof of the present house. It is an L-shaped building of two storeys, the front range being aligned east – west with its principal elevation facing south and refaced with stone ashlar with red brick dressings and stringcourse (Plates 9 & 10). The rear range is situated to the east, and its west elevation is faced with stone rubble at ground-floor level with tile-hanging above. The roof is covered with Horsham stone slates.
- 7.12 The house occupies a secluded position in a dip beyond the northern end of the site, which slopes up southwards, and its curtilage is reasonably well-screened from the footpath separating it from the site by mature planting and trees. It stands amongst various historic buildings of a former farmstead, which the West Sussex HER identifies as being of medieval to post-medieval date (ref. MWS10146). The mature form of the farmstead in the late 19th century is shown on the Ordnance Survey map of 1875-76 (Fig. 5); this shows a yard or walled garden to the east of the house with a range of pigsties directly adjacent to the east, and further farm buildings standing

to the east, south and west of the house. A pond is situated to the north-west, flanked by orchards. The surviving buildings of the farmstead include a 17th century former threshing barn, with attached late 19th/early 20th century coach or cart house (East Wantley Barn (2)), and a granary, which are shown on the 1707 map of the farm along with the house. The historic pond survives, now with gardens to the north-east and west of the house.

Significance

- 7.13 The significance of East Wantley lies primarily in its *moderate to high* historic interest as an example of a 17th century vernacular farmhouse, thought to incorporate fabric from an earlier structure. More detailed study of the building could elucidate its development, and potentially provide information about the earlier building thought to have stood on the site and, as such, the archaeological interest of the structure is considered to be *moderate to high*. By virtue of its form and construction in materials typical of the local vernacular, its high-quality stone elevations and Horsham stone roof, the house holds *moderate* architectural interest. As the farmstead has been occupied since at least 17th century, and probably stretching back into the medieval period, it likely also holds some below-ground archaeological interest pertaining to this occupation.
- 7.14 Overall, the house is judged to be of *moderate* significance.
- 7.15 Although the significance of the house is, to a great extent, held within its physical fabric, its setting also makes a contribution. Historically, the principal elements of its setting would have been its associated farm buildings and the surrounding rural landscape.
- 7.16 The surviving structures of East Wantley's former farmstead represent what appears to have been a fairly typical agricultural holding by the 19th century. This aspect of East Wantley's setting has been diluted by the loss of some of the buildings identified on historic maps, and by the conversion of the barn to a dwelling, with the associated creation of domestic garden and parking areas, meaning the farmstead is no longer intact. However, the presence of the remaining structures continues to provide some sense of the house's historical context, and glimpsed views of the former farmstead from footpaths to the south and east, and from within the site, allow the buildings to be appreciated as a characterful historic group within the rural landscape.
- 7.17 The wider landscape of fields, hedgerows and woodland shaws is indicative of the historical functional relationship between East Wantley and its surroundings. Although the house and its associated buildings are reasonably well-screened from these surroundings by mature planting and trees, there is still some intervisibility with this landscape, which becomes more limited in summer (Plates 3-6). It also conserves the relatively isolated position of the farmhouse and farmstead, which it has enjoyed historically. Although land which once belonged to the farm (further south, beyond the site) was developed from the mid-20th century onwards, this sits beyond the brow of a hill beyond a belt of mature trees and has had little impact on the wider setting or this sense of isolation.
- 7.18 Overall, the contribution which setting makes to the significance of the house is judged to be *moderate*.
-

Impact

- 7.19 The proposed development would occupy the field south of the farmstead, which was once part of the farmland of East Wantley. Thus, there would inevitably be an impact on the setting of the building due to the considerable change to its wider rural surroundings to the south, with which it is historically connected and had a functional relationship.
- 7.20 This said, the layout of the proposed development seeks to conserve a large proportion of the northern end of the field, with the proposed development occupying the central and southern parts of the site. The intervening distance, the retention of existing tree screening, and the provision of planting within the development, including the central green corridor along a historic field boundary, would help to soften the visual effects of the proposed dwellings as well as helping to mitigate potential impacts introduced by lighting, noise and traffic. The principal impact of the proposed development would, however, be the loss of the glimpsed views of this open farmland from the building itself/within its curtilage, as well as the perception of the isolated nature of the farmstead within a rural landscape, both from within the building's curtilage and from a public viewpoint when traversing the historic footpaths to its south and east. Here it is acknowledged that the visual impact from the building itself/within its curtilage would likely be seasonal, due to denser tree screening in summertime (Plates 3-8). In winter, the limited view of the historic group would remain appreciable from the north-eastern edge of the developed area, due to the retention of the open land along the site's northern edge.
- 7.21 As noted above, the house sits within a dip to the north of the site and is reasonably well-screened from its surroundings. This immediate setting, and the important interrelationship with associated historic buildings, would be unaffected.
- 7.22 Taking all of the above into consideration, it is judged that the proposed development would result in a *moderate* impact on the setting of East Wantley, which would translate as a *low* impact upon its heritage significance overall.

2. East Wantley Barn

- 7.23 East Wantley Barn is a Grade II listed, former threshing barn of the East Wantley farmstead, and lies to the south-east of the house (Plate 11). It is thought to have been constructed in the second half of the 17th century. It is a five-bay, timber-framed building with brick infill panels on a stone and brick plinth; the walls are partly clad with weatherboarding and the building has a half-hipped, clay-tiled roof. The main barn range is aligned east – west and a late 19th/early 20th century former coach house or cart lodge wing is situated at its eastern end, which is constructed in brick with a slate roof. Both parts of the building were converted to a dwelling in 2007.

Significance

- 7.24 The barn is considered to hold a *moderate* level of historic interest as a 17th century former threshing barn with a later addition, and illustrates historic regional building traditions, as it retains a high proportion of its good quality timber frame (NHLE entry ref. 1471834). The timber frame of the building, and its legibility and character as a former barn lend it some architectural interest, although this has been somewhat

diminished by the building's conversion to a dwelling and the introduction of modern features and materials; in this regard its significance is judged to be *moderate* to *low*.

7.25 Overall, the significance of the barn is considered to be *moderate*.

7.26 The barn is associated with the adjacent farmhouse of East Wantley, and forms part of an isolated group with the farmhouse and the other surviving buildings of the farmstead. The interrelationship of the buildings creates the principal component of its setting, albeit this has been diluted by the loss of buildings identified on historic maps, and the creation of modern garden curtilages and features. Although the barn is reasonably well-screened from its wider surroundings, the rural landscape setting also makes a positive contribution to its significance, as it formed part of the land of East Wantley Farm, with which the barn had a functional relationship.

7.27 Overall, the setting of the barn is considered to make a *moderate* contribution to its significance.

Impact

7.28 As previously outlined above in relation to East Wantley, the principal impact of the proposed development will be the alteration of the rural character of the landscape to the south of the former farmstead, with which it is historically linked, and the reduced perception of the isolated location of the farmstead. Again, the more immediate setting and interrelationship with the house and other building of the farmstead would be unaffected.

7.29 In light of this, it is considered that the proposed development would result in a *moderate* impact on the setting of East Wantley Barn, which would translate as a *low* impact upon its heritage significance overall.

3. West Wantley Farmhouse

7.30 West Wantley Farmhouse stands to the north-west of the site and west of East Wantley. It is a Grade II* listed L-shaped timber-framed building of two storeys with attic, which is faced with stone and has a Horsham slab roof (Plate 12). Its principal elevation faces south, and has a prominent central porch with room over, dated 1656. The rear wing appears to have once been single-storey and has been extended with an upper floor; the angle of the L-shape formed by the two ranges has also been infilled in modern times. Although thought to be substantially of mid-17th century date, the site of West Wantley likely has earlier origins and is referred to in a conveyance of the early 15th century (Baggs et al, 1986). The house was owned by Richard Haines in the mid-17th century; as well as being a noted writer Haines was also a philanthropist and inventor and purportedly rebuilt and renovated West Wantley after inheriting it in 1654 (NHLE entry ref. 1027238; Country Life 2011).

Significance

7.31 West Wantley Farmhouse is considered to hold *moderate* to *high* historic interest as an example of a high-quality dwelling, dating to the mid-17th century. Its historic interest is also elevated by its connection with the author Richard Haines, who either rebuilt or significantly renovated the house in 1656. The form of the building and its

construction in materials of good quality with aesthetically-pleasing details lends it considerable architectural interest, which is judged to be *high*. Given that West Wantley has been traced back as far as the 15th century, it is possible that the building could contain earlier fabric and the wider site may hold archaeological potential in terms of below-ground remains.

- 7.32 Overall, West Wantley Farmhouse is judged to be of *high* significance.
- 7.33 The house occupies a garden plot, with a large pond and outbuildings to its west/north-west, conserving a pattern of development identifiable on historic maps. The rural surroundings of the house to the north, east and west contribute to the sense of it being isolated within the rural landscape, as it was historically; however, this has been diluted by the presence of modern farm/industrial buildings on what was once an open field west of the house, which have a negative visual impact. The house sits at a considerably lower level than the public footpath and fields to its south, with dense evergreen planting screening it from the footpath; this creates a strong boundary between the wider landscape and the curtilage of the building, and, although the principal elevation of the house faces south, the building has a westward outlook as a result.
- 7.34 The setting of the house is considered to make a *moderate* to *low* contribution to its significance.

Impact

- 7.35 The proposed development site is not visible from West Wantley Farmhouse or its curtilage due to the intervening topography and mature tree screening. Whether West Wantley Farmhouse was historically connected with East Wantley is unclear, and thus it is uncertain if there was any direct relationship between the land forming the site and West Wantley Farmhouse. Since the late medieval period however, the two seem to have been in separate ownership.
- 7.36 Nevertheless, the impact of the proposed development on West Wantley Farmhouse is here given consideration, as it is judged that the site forms part of the wider rural surroundings in which the heritage asset is experienced: this is more in terms of its broad relationship with the surrounding landscape, particularly when traversing the historic footpath to the south, thereby appreciating the general sense of isolation of the building from Storrington, as well as its spatial relationship with East Wantley. Although the proposed development would not be directly visible from the site, there would be some reduction in the sense of isolation, and a slight potential impact from increased noise, traffic and lighting.
- 7.37 Bearing in mind the topographical position and intervening landscape, it is judged that there would be a *low* impact on the setting of West Wantley Farmhouse, which would translate as a very *low* impact upon its overall heritage significance.

4. East Wantley Cottage

- 7.38 East Wantley Cottage is a non-designated, mid-19th century building which is first shown on the Ordnance Survey map of 1876 and was built close to the site of East Wantley mill (no longer extant). Possibly built as accommodation for workers from

East Wantley farm, the cottage is a two-storey building, constructed in stone with brick dressings and has a clay-tiled roof (Plate 13). It has a modern two-storey extension to its east.

Significance

- 7.39 The cottage is considered to hold *moderate* to *low* historic interest as an example of a mid-19th century cottage, which illustrates the later development of the East Wantley farmstead. The traditional form of the building, and its construction in materials typical of the locality, lends it *moderate* architectural interest.
- 7.40 Overall, the significance of East Wantley Cottage is judged to be *moderate* to *low*.
- 7.41 The cottage lies to the north-east of the former farmstead, from which it is detached, and occupies a wooded setting which screens it from the farm buildings and farmland to the south; map evidence indicates that this was the case historically. It originally occupied a fairly constrained plot, which was expanded in the early 20th century (Edina Digimap). If indeed it was built as a farmworkers' cottage, it would hold a historical relationship with the surrounding rural landscape, which also conserves its isolated position. The rural surroundings are reasonably well-screened by the building's wooded setting, and slightly diminished by the presence of nearby industrial buildings along Water Lane in views of the building looking northwards across the site.
- 7.42 Overall, the setting of the building is considered to make a *moderate* contribution to its significance.

Impact

- 7.43 As with East Wantley and East Wantley Barn, there would be a general impact on the setting of the building due to the alteration of the rural landscape to the south-east by the proposed development, and the reduction in the wider sense of isolation from Storrington with associated increase in noise, traffic and lighting. The proposed development site is not visible from the cottage or its curtilage due to the intervening topography and mature tree screening.
- 7.44 As a result, it is considered that there would be a very *low* impact on the setting and overall heritage significance of East Wantley Cottage.

Table 2 – Summary of significance and impact

Heritage asset	Grade	Key aspects of significance	Key aspects of setting	Simplified significance	Contribution of setting to heritage significance	Impact of proposal on setting	Overall Impact on heritage significance
1 East Wantley	Listed (II)	17 th century house with possible earlier origins; traditional form and vernacular materials	• Historical relationship with the buildings/features of the former farmstead • Historical relationship with the surrounding agricultural landscape • Secluded, isolated position of the farmstead within the landscape • Conversion/loss of buildings has diluted immediate setting	Moderate	Moderate	Moderate	Low
2 East Wantley Barn	Listed (II)	17 th century threshing barn	• Historical relationship with East Wantley and the buildings/features of the former farmstead • Historical relationship with the surrounding agricultural landscape • Secluded, isolated position of the farmstead within the landscape • Conversion/loss of buildings has diluted immediate setting	Moderate	Moderate	Moderate	Low
3 West Wantley Farmhouse	Listed (II*)	High quality, mid-17 th century house; associated with author Richard Haines	• Enclosed garden plot with outbuildings to the west/north-west • Secluded, isolated position within the landscape • Modern farm/industrial buildings to the west have a negative visual impact	High	Moderate to low	Low	Low

Heritage asset	Grade	Key aspects of significance	Key aspects of setting	Simplified significance	Contribution of setting to heritage significance	Impact of proposal on setting	Overall Impact on heritage significance
4 East Wantley Cottage	-	19 th century cottage probably built for farmworkers	• Wooded surroundings • Spatial relationship with the former farmstead of East Wantley • Historical relationship with the surrounding agricultural landscape • Secluded, isolated position within the landscape • Slight impact of nearby industrial buildings on Water Lane	Moderate to low	Moderate	Low	Low

8.0 CONCLUSIONS

- 8.1 This heritage statement has been undertaken by ASE in relation to the proposed a proposed residential development on Land at Northlands Lane, Storrington. It considers the significance of relevant heritage assets and the potential effects of the proposed development upon their setting, in line with the requirements of the NPPF.
- 8.2 This study identified four heritage assets: three listed buildings and one non-designated heritage asset, that have a setting component to their heritage significance which may be impacted by development of the site. The probable impact of the proposed development upon the setting of these heritage assets has been considered, as has the resultant impact upon the assets' heritage significance.
- 8.3 The results of this assessment can be summarised as follows:
- East Wantley, East Wantley Barn and East Wantley Cottage are identified as the principal heritage assets of relevance to the proposed development.
 - West Wantley Farmhouse has also been identified as a heritage asset which could potentially be affected.
 - It is considered that the proposed development would have a **low** impact on the overall heritage significance of both East Wantley and East Wantley Barn (both Grade II listed).
 - It is considered that the proposed development would have a very **low** impact on the heritage significance of West Wantley Farmhouse (Grade II* listed).
 - It is considered that the proposed development would have a very **low** impact on the heritage significance of East Wantley Cottage (non-designated).
 - In NPPF terms, these impacts equate to less than substantial harm, to be balanced against the public benefits of the proposed development.

ACKNOWLEDGEMENTS

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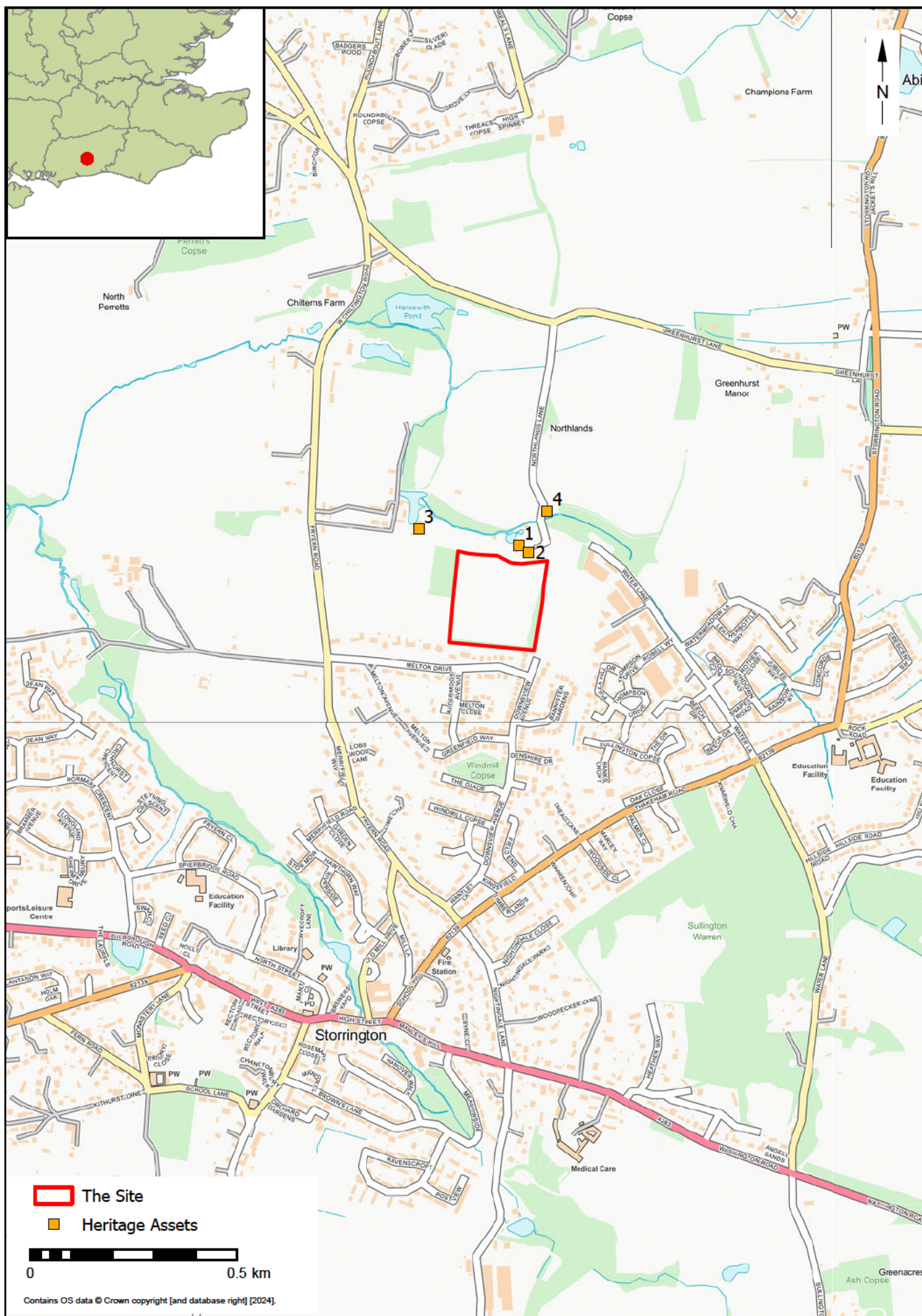
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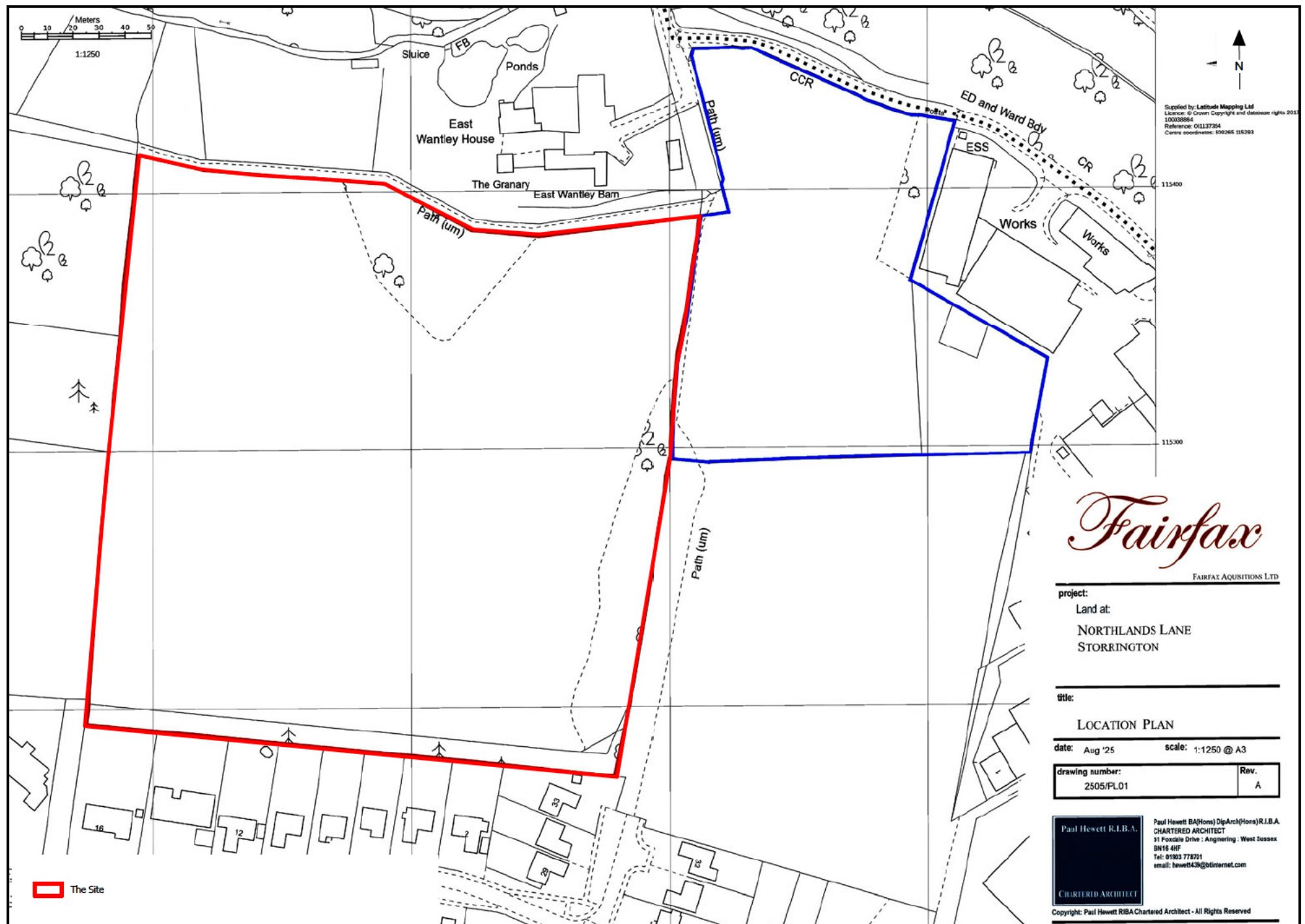
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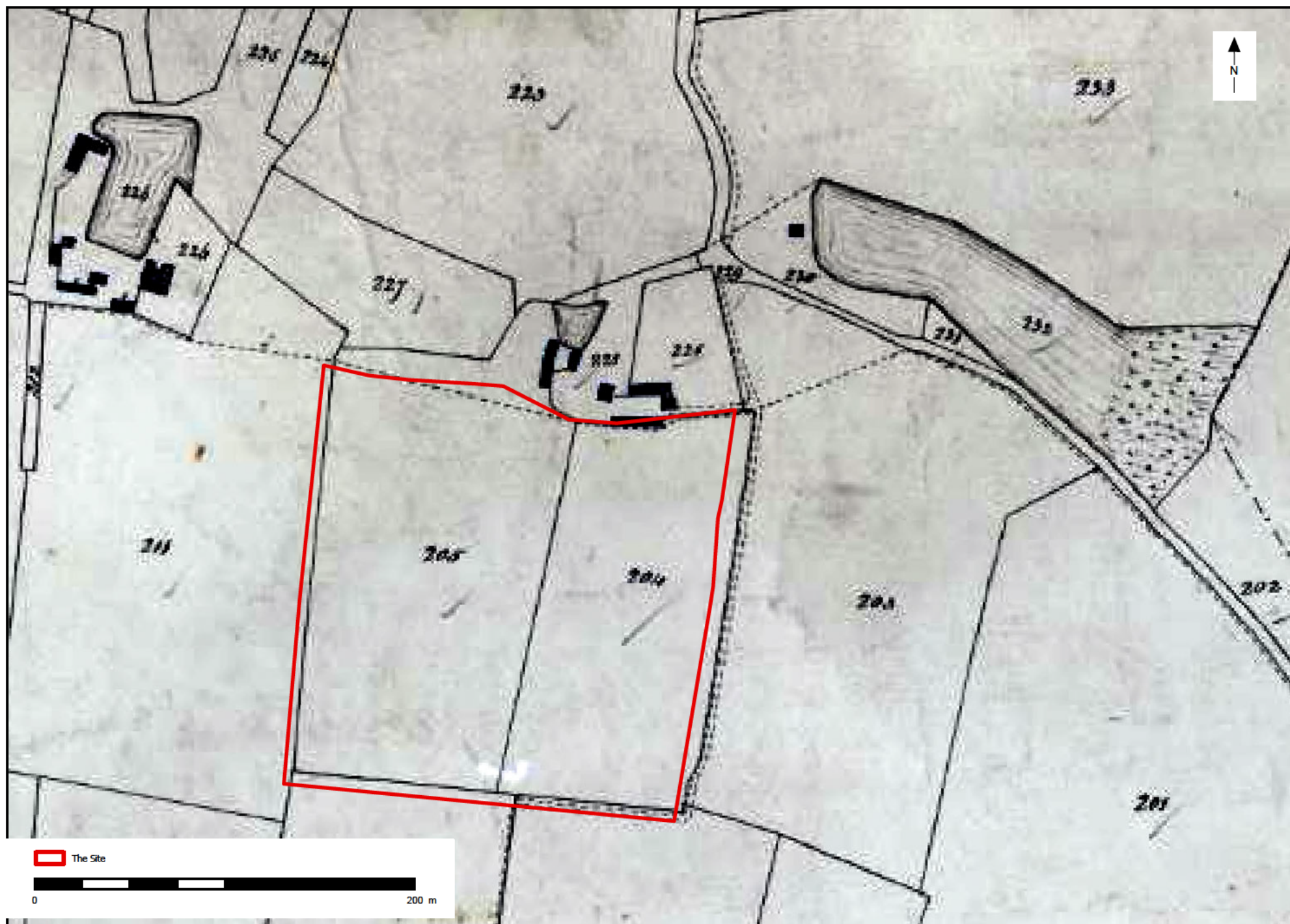


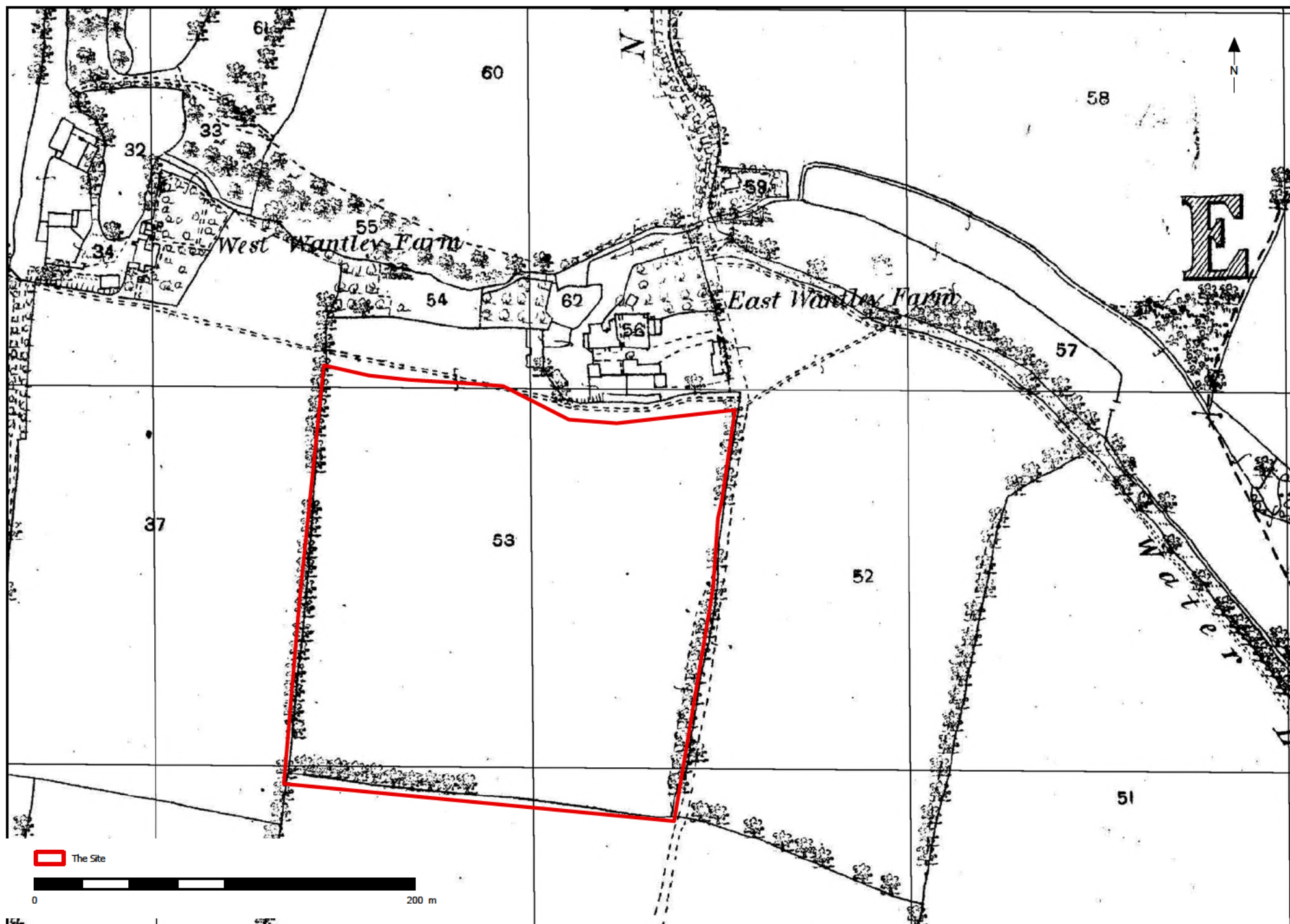
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Project Ref: 250076	October 2025	Site Location and Relevant Heritage Assets	
Report Ref: 2025075	Drawn by: KLGR		





© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 3
Project Ref: 250076	October 2025	Map of East Wantley Farm, 1707	
Report Ref: 2025075	Drawn by: KLGR		







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The Site

Fairfax
FAIRFAX ACQUISITIONS LTD

project:
Land at:

NORTHLANDS LANE
STORRINGTON

title:
ILLUSTRATIVE
SKETCH PLOTTING LAYOUT

date: Sep '25 scale: 1:1000 @ A1

drawing number: 2505/3K.04	Rev. E
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© Archaeology South-East		Land at Northlands Lane, Storrington, West Sussex	Fig. 6
Project Ref: 250076	October 2025	Sketch Plotting Layout	
Report Ref: 2025075	Drawn by: KLGR		

PLATES



Plate 1: General view of the site, looking south-west from the north-east corner (March 2025)



Plate 2: General view of the site, looking north-east from the south-west corner. The former farmstead of East Wantley stands behind the central group of trees (March 2025).



Plate 3: Looking north across the eastern part of the site, from the south-east corner. East Wantley (left) and East Wantley Barn (right) are highlighted (March 2025).



Plate 4: The same view in summer; the farmstead is screened from view (July 2025).



Plate 5: The public footpath running along the northern boundary of the site, facing east. East Wantley is highlighted (March 2025)



Plate 6: The same view in summer, showing tree screening (July 2025).



Plate 7: The public footpath running along the eastern boundary of the site, facing south.



Plate 8: The same view in summer, showing tree screening (July 2025).



Plate 9: East Wantley (right) facing north-west from the north public footpath (archive photograph dated 2017).



Plate 10: East Wantley, facing north-east from the north public footpath (March 2025).



Plate 11: East Wantley Barn, facing north-west from the north public footpath (March 2025).



Plate 12: West Wantley Farmhouse, facing east (March 2025).



Plate 13: East Wantley Cottage, facing north (March 2025).



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