



HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Horsham District Council – Planning Dept
LOCATION:	Land North of Melton Drive, Storrington
DESCRIPTION:	
REFERENCE:	DC/26/1168
RECOMMENDATION:	Advice / No Objection / Objection / More Information / Modification / Refusal
SUMMARY OF COMMENTS & RECOMMENDATION: The proposal will result in harm to the setting of East Wantley, East Wantley Barn and West Wantley.	

MAIN COMMENTS:

Dear Alice,

I broadly agree with the conclusion reached by ASE in their assessment of heritage impact. The relatively isolated, rural setting of East Wantley farm complex contributes to the significance of each designated heritage asset by fostering an appreciation of the historic context of the listed buildings as a historic farmstead with visual and functional links to an agricultural landscape. The development site lies within this historic agricultural landscape and currently acts as a buffer between the listed building and the existing suburban development to the south. I am aware of the proximity of East Wantley farm complex to the existing industrial estate. This site does adversely affect the setting of the listed building and has resulted in some dilution of the rural character of the setting of the listed buildings. There are mature tree belts lying between the developed areas and the listed buildings. However, the collection of historic buildings remains recognisable as a historic farmstead despite the encroachment of suburban and industrial development to the south and east. I am more mindful of the harm caused by background noise, artificial light and perception of domestic activity caused by the proposed development. For these reasons I am confident there will be harm caused to the setting of East Wantley and East Wantley Barn due to changes to the character and appearance of their setting and a dilution of a sense of rural activity that might be expected in the setting of a historic farmstead. The illustrative layout shows a landscape led design that seeks to mitigate the harm. This will go some way to mitigate harm but will not prevent harm. I am persuaded the harm will be more than low and tending toward moderate.

West Wantley Farmhouse is situated to the north west of the site. There are mature tree belts lying between the site and the listed building which provide a visual screen. Following my site visits I am satisfied that there will be no intervisibility between West Wantley and the proposed development. Any impact from background noise, artificial light and perception of domestic activity caused by the proposed development will be negligible at most and this should be balanced against public benefit arising from the development.

I accept that the impact to East Wantley Cottage, a non-designated heritage asset, will be low and the level of harm will be negligible if at all.

Regards,
Seán

ANY RECOMMENDED CONDITIONS: N/A**NAME:**

Seán Rix

DEPARTMENT:

Conservation

DATE:

21.09.26