

**HISTORIC ENVIRONMENT
DESK-BASED ASSESSMENT**

**LAND AT SHERMANBURY ROAD
PARTRIDGE GREEN
WEST SUSSEX**

**PREPARED ON BEHALF OF
WAIN ESTATES (LAND) LIMITED**

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Project Reference: GHC/1371/01
 Document Prepared by: Louise Ford BSc (Hons) PhD ACIfA
 Document Reviewed by: Emily Mercer BA (Hons) MSc MCIfA
 Document Approved by: Paul Gajos MCIfA BA (Hons) MA
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Non-Technical Summary

GHC Archaeology & Heritage was commissioned by Wain Estates (Land) Limited to produce an historic environment desk-based assessment on land c.5.73ha in extent at Shermanbury Road, Partridge Green, West Sussex (hereafter the 'study site', centred at NGR TQ 1982 1966). This is intended to inform an outline planning application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs) and vehicular access point from Shermanbury Road. All matters to be reserved except for access. The study site lies within the administrative boundary of Horsham District Council.

The assessment addresses the information requirements set out in the National Planning Policy Framework (NPPF) and provides the proportionate response sought by the NPPF. It draws together the available archaeological, historical, topographic and land-use information in order to clarify the significance and archaeological potential of the study site.

The assessment has established that there are no designated assets within the study site and no designated heritage assets will be directly impacted by the proposed development. A Grade II listed building, Keepers Mead, is located c. 50m to the north-east of the study site. The developable area within the study site will exclude the north field which shares some limited intervisibility with the Grade II listed house. With a considered design and layout of the proposed development, together with the diminishing effects of distance provided by the setting back to the south of the northernmost field, it has been assessed that the proposed development should cause no harm to the significance of Keepers Mead.

The cottage to the south-west of the study site, known as 'Dunstans' was deemed to potentially be a non-designated heritage asset by the District Conservation Officer during the pre-application process, based on it likely possessing an historic core. An inspection of the interior undertaken for this assessment confirmed that the core related to an earlier timber-framed structure of probable 17th century date, encased within a late 19th century dwelling. Consequently, this building is of local importance as an example of the vernacular style and construction of early post-medieval date. The access to the developable area of the study site will pass to the east of Dunstans from Shermanbury Road. A proposed SuDS basin will also be within this access area. The proposed build will be in the field to the north of Dunstans and will result in a level of visibility between the two. However, it is set back and behind Dunstans, and with a considered design along the south of the developable area, it has been assessed that the proposed development should cause minimal harm to the significance of Dunstans, chiefly due to the impact on its historical setting. In accordance with paragraph 216 of the NPPF, a balanced judgement of the effects is required based on the scale of the harm and the significance of the asset as a result of the application.

Assessment of the available archaeological records, combined with analysis of historical mapping and the results of previous archaeological investigations in the search area, show that the remainder of the study site has a generally low- low-moderate potential for below-ground archaeological remains dating to the prehistoric and/or Roman periods and low potential for the medieval period onwards

within the study site. There is no evidence to suggest that the study site contains, or has the potential to contain, archaeological remains of sufficient importance to preclude or constrain development.

1 INTRODUCTION

- 1.1 This historic environment desk-based assessment of land at Shermanbury Road, Partridge Green, West Sussex has been prepared by GHC Archaeology & Heritage Limited on behalf of Wain Estates (Land) Limited. The assessment has been undertaken to inform an outline planning application for the demolition of existing buildings and structures and the erection of up to 75 dwellings with public open space, landscaping, sustainable urban drainage system (SuDs) and vehicular access point from Shermanbury Road. All matters to be reserved except for access. The developable area within the study site occupies the central and southern portions. It is located within the administrative boundary of Horsham District Council.
- 1.2 This document provides an assessment of the heritage interest in the study site, the potential for the survival of archaeological remains within the study site and assesses the potential impacts that the proposed development could have on these and other heritage assets in the vicinity.
- 1.3 The assessment has been undertaken to meet the requirements of the National Planning Policy Framework (NPPF; Section 16: 'Conserving and enhancing the historic environment'; revised December 2024) and is in line with the Chartered Institute for Archaeologists (CIfA) guidelines *Standard and guidance for historic environment desk-based assessment* (CIfA 2020).

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 In considering any planning application for development, the local planning authority will be guided by current legislation, the policy framework set by government planning policy, by current Local Plan policy and by other material considerations.

Current Legislation

- 2.2 The applicable legislative framework is summarised as follows:
- Ancient Monuments and Archaeological Areas Act (AMAAA) 1979;
 - Planning (Listed Buildings and Conservation Areas) (P(LBCA)) Act 1990;
 - Town and Country Planning Act (TCPA) 1990;
 - Hedgerow Regulations 1997;
 - Levelling-up and Regeneration Act (LuRA) 2023
- 2.3 The AMAAA largely relates to Scheduled Monuments (SMs) and designated archaeological areas, detailing in particular what can and cannot be undertaken on archaeological grounds.
- 2.4 The Planning (Listed Buildings and Conservation Areas) Act 1990 (the 1990 Act) provides for the protection of listed buildings and Conservation Areas and is largely expressed in the planning process through policies in regional and local planning guidance, as outlined below.

This act is the primary legislative instrument addressing the treatment of listed buildings and Conservation Areas through the planning process.

- 2.5 Section 66 of the 1990 Act states that ‘...*in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses*’.
- 2.6 The Hedgerow Regulations 1997, made under Section 97 of the Environment Act 1995, set out criteria that must be used in determining which hedgerows are important. These regulations apply to any hedgerow growing in, or adjacent to, any common land, protected land, or land used for agriculture, forestry or the breeding of horses, ponies or donkeys, if –
- i) it has a continuous length of, or exceeding, 20 metres; or
 - ii) it has a continuous length of less than 20 metres and, at each end, meets (whether by intersection or junction) another hedgerow
- 2.7 The regulations do not apply to hedgerows which mark the boundary of the curtilage of a dwelling-house even though the land on the other side may be used for one of the purposes set out above. For example, where the hedgerow marks the boundary line between agricultural and residential land, such as the edge of town, the regulations do not apply.
- 2.8 Regulation 8(4) indicates that a hedgerow is ‘important’ if:
- iii) it has been in existence for 30 years or more, and
 - iv) it satisfies at least one of the criteria set out in Part II of Schedule 1 to the Regulations.
- 2.9 Hedgerows of archaeological and historic importance are identified by the criteria in paragraphs 1 to 5 of Part II, Criterion 1 states:

Schedule 1

Additional Criteria for Determining ‘Important’ Hedgerows

Part II: Criteria Archaeology and History

Paragraph 1. The hedgerow marks the boundary, or part of the boundary, of at least one historic parish or township; and for this purpose ‘historic’ means existing before 1850.

Paragraph 2. The hedgerow incorporates an archaeological feature which is:

(a) included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; or

(b) recorded at the relevant date in a Sites and Monuments Record.

Paragraph 3. The hedgerow:

- (a) is situated wholly or partly within an archaeological site included or recorded as mentioned in paragraph 2 or on land adjacent to and associated with such a site; and*
- (b) is associated with any monument or feature on that site.*

Paragraph 4. The hedgerow:

- (a) marks the boundary of a pre-1600 AD estate or manor recorded at the relevant date in a Sites and Monuments Record or in a document held at that date at a Record Office; or*
- (b) is visibly related to any building or feature of such an estate or manor.*

Paragraph 5. The hedgerow:

- (a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts; or*
- (b) is part of, or visibly related to, any building or other feature associated with such a system, and that system:*
 - (i) is substantially complete; or*
 - (ii) is of a pattern which is recorded in a document prepared before the relevant date by a local planning authority, within the meaning of the 1990 Town and Country Planning Act, for the purposes of development control within the authority's area, as a key landscape characteristic.*

- 2.10 Several of the criteria refer to records made before 'the relevant date', that is before the Regulations were made on 24th March 1997.
- 2.11 Further detail and guidance relating to the identification and documentation of archaeologically and historically important hedgerows is provided by 'The Hedgerow Regulations 1997: A Guide to the Law and Good Practice' (DoE). Additionally, the interpretation of Schedule 1 Part II, Paragraph 5 has been defined by a Judicial Review case (Flintshire County Council v NAW & Mr J T Morris), with a subsequent amendment to the guide issued by DEFRA in 2002.
- 2.12 *The Hedgerow Regulations 1997: A Guide to the Law and Good Practice* (DoE) clarifies that the phrase 'pre-dating the Inclosure Acts' should be taken to mean before 1845 (whether or not Inclosure Acts exist for the area in question).
- 2.13 Several of the criteria refer to the 'Sites and Monuments Record' (SMR). The SMR has been retitled the Historic Environment Record (HER), however, its role remains identical.
- 2.14 The Levelling-up and Regeneration Act 2023 has introduced changes to the Town and Country Planning Act 1990 to provide statutory duty for the determining authority to have *special regard to the desirability of preserving or enhancing the asset or its setting*. The relevant assets are defined as Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, Protected Wrecks and World Heritage Sites. It also updates the

P(LBCA) Act adding *or enhancing* after *preserving* in section 66. However, at the time of writing neither the TCPA or the P(LBCA) have been updated.

National Planning Policy Framework

- 2.15 Section 16 of the NPPF (MHCLG, revised December 2024), entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets.
- 2.16 Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment, and
 - Conservation of England's heritage assets in a manner appropriate to their significance.
- 2.17 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset (and any contribution made by its setting), and that the 'level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset'. This is supported by paragraph 208 which states that LPAs should take this into account when considering applications.
- 2.18 Paragraphs 212-214 consider the impact of development proposals upon the significance of designated heritage assets. Paragraph 212 states that where a development is proposed that would affect 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 this weight should be)*'.
- 2.19 A Heritage Asset is defined in Annex 2 of the NPPF as: '*A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*'
- 2.20 Annex 2 also defines 'archaeological interest' as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage Assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.21 A Designated Heritage Asset comprises a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

- 2.22 Significance is defined as: *'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'*
- 2.23 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions, and
 - Provides for the excavation and investigation of sites not significant enough to merit *in situ* preservation.

Planning Practice Guidance

- 2.24 The Planning Practice Guidance (MHCLG 2019) is a web-based resource which is to be used in conjunction with the NPPF. It is aimed at planning professionals and prescribes best practice within the planning sector. The relevant section is entitled *'Historic Environment'*. The guidance given in this section sets out the best practice to applying government policy in the NPPF. It also provides clear definition of the terms used to identify heritage interest and how this applies to understanding 'significance' in reference to heritage-related planning policy, i.e. archaeological interest, architectural and artistic interest, and historic interest (Paragraph: 006 Reference ID: 18a-006-20190723).

Local Planning Policy

- 2.25 The Horsham District Planning Framework (adopted November 2015) is the overarching planning document for Horsham district outside the South Downs National Park and sets out the planning strategy up to 2031. It contains one policy relating to the historic environment:

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.*

Professional Guidance

- 2.26 The Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Historic Environment Desk-based Assessment* (2020) provides guidelines and recommendations for best practice in undertaking archaeological desk-based research and assessment.
- 2.27 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment* (2015) outlines a seven-stage process for the assembly and analysis of relevant information relating to heritage assets potentially affected by a proposed development:
- Understand the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Understand the significance of the affected assets;
 - Understand the impact of the proposal on that significance;
 - Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
 - Look for opportunities to better reveal or enhance significance;
 - Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
 - Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

- 2.28 In order to understand the nature, extent and level of significance the note advocates considering the four types of heritage value an asset may hold, as identified in *Conservation Principles* (English Heritage 2008): *aesthetic, communal, historic* and *evidential*. These are often used interchangeably or in combination with the heritage interests used to define significance in association with heritage-related planning policy of the NPPF (MCHLG 2024): *archaeological, architectural and aesthetic*, and *historic*.
- 2.29 The Historic England publication *Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets* (2017) recognises that whilst setting is not a heritage asset, 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*’ (para. 4). Setting is described as being distinct to curtilage, character and context. This guidance also notes that the contribution of setting to the significance of a heritage asset is often expressed by reference to views, although the importance of setting lies in what it contributes to the significance of the heritage asset, and this can be influenced by a number of other factors.
- 2.30 In order to assess the contribution made by setting to the significance of a heritage asset, and the implications of new developments, the guidance recommends that a systematic and staged ‘5-step process’ to assessment should be adopted, namely:
- i) identify which heritage assets and their settings are affected;
 - ii) assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - iii) assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it;
 - iv) explore the way to maximise enhancement and avoid or minimise harm;
 - v) make and document the decision and monitor outcomes.
- 2.31 This report therefore follows steps (i) and (ii) to identify the local heritage assets and their settings and then makes an assessment of the potential impact of the proposed development having regard to steps (iii) and (iv).
- 2.32 The Historic England advice note, *Statement of Heritage Significance: Analysing Significance in Heritage Assets. Historic England Advice Note 12* (2019), brings together all of the above guidance in an analysis of an appropriate approach for applicants for heritage and other consents in providing an understanding of the significance of heritage assets in line with NPPF. This is aimed at providing assistance for owners, applicants, local planning authorities, planning and other consultants in the implementation of not only the guidance but also historic environment legislation and policy. It emphasises the level of detail required in support of both planning and listed building consent applications, which should be no more than is necessary, i.e. proportionate to the significance of the heritage asset affected, to reach an informed decision.

3 METHODOLOGY

Information Sources

- 3.1 The West Sussex Historic Environment Record (HER) and the Historic England National Heritage List for England (NHLE) have been consulted for all records within 1km of the study site. A gazetteer of all records is provided in Appendix 1, and their locations marked on a plan in Figures 1-3.
- 3.2 West Sussex Archives and online repositories were consulted for historical maps, plans and relevant documentary sources, including published and unpublished documentary sources, in accordance with the guidelines laid down by the ClfA (2020).
- 3.3 The Regional Archaeological Research Framework for West Sussex includes the 'South East Research Framework' (<https://www.kent.gov.uk/leisure-and-community/history-and-heritage/south-east-research-framework>), which was also consulted.
- 3.4 Site visits were undertaken on 13th January 2026 in wet, cloudy conditions and 22nd April 2026 when it was dry and bright. These were in order to provide an assessment of the character of the site and appraise the potential impact of the proposed development on any heritage assets (see Plates 1 to 12).

Assessment Criteria

Significance

- 3.5 Significance is defined in the NPPF (2024) as *'the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'*
- 3.6 The Planning Practice Guidance (MHCLG 2019) accompanying NPPF (2024) defines significance in the planning context as resulting from the heritage interest of an asset determined by the following:
 - *Archaeological Interest*: the potential of an asset to yield evidence of past human activity that could be revealed through future investigation. Archaeological interest includes above-ground structures, as well as earthworks and buries or submerged remains.
 - *Architectural and Artistic Interest*: derives from a contemporary appreciation of an asset's aesthetics. Architectural interest is an interest in design, construction, craftsmanship and decoration of buildings and structures. Artistic interest can include the use, representation or influence of historic places or buildings in artwork. It can also include the skill and emotional impact of works of art that are part of heritage assets or assets in their own right.

- *Historic Interest*: the way in which an asset can illustrate the story of past events, people and aspects of life (illustrative value, or interest). It can be said to hold communal value when associated with the identity of a community.

3.7 These interests are often used in conjunction with Historic England's four high level values identified in *Conservation Principles* (previously English Heritage, 2008): *evidential, historic, aesthetic* and *communal*.

3.8 There are no single defining criteria that dictates the overall asset significance; each asset has to be evaluated against the range of criteria listed above on a case-by-case basis. These values are not intended to be restrictive but are identified in order to help establish a method for thinking systematically and consistently about the heritage values that can be ascribed to a place and contribute to a heritage asset's significance.

3.9 Assessment of significance has been undertaken in accordance with the Historic England's *Statements of Heritage Significance. Analysing Significance in Heritage Assets* (2019).

Setting

3.10 The NPPF defines the setting of a heritage asset 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*'.

3.11 Historic England's *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets Setting* (2017) was used to inform the methodology for this assessment which follows steps i) to iv) outlined in the guidance.

Definition of Harm

3.12 Current guidance by Historic England is that 'change' does not equate to 'harm'. The NPPF and its accompanying PPG effectively distinguish between two degrees of harm to designated heritage assets – substantial and less than substantial. Paragraph 214 of the NPPF states that:

'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...'

3.13 Paragraph 215 of the NPPF states that:

'Where a development proposal would 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 proposals...'

- 3.14 In relation to non-designated heritage assets, paragraph 216 of the NPPF requires a balanced judgement to be made based on the scale of the harm or loss as a result of the application, directly or indirectly on the asset, and the significance of the asset.
- 3.15 In assessing harm to non-designated heritage assets, the NPPF does not differentiate between substantial and less than substantial harm and is clear that no additional weight is added to the asset in determining the application.
- 3.16 In determining the effects of the Proposed Scheme this heritage statement is cognisant of case law. Including the below:
- Flag Station, Mansel Lacy, Herefordshire [22/09/2015] Case Number EWHC 2688
- 3.17 This ruling has emphasised the primacy of the 1990 Planning Act – and the fact that it is up to the decision makers in the planning system to ‘have special regard to the desirability of preserving the [listed] building or its setting’. As stated by HH Judge David Cooke in a judgment of 22 September 2015 regarding the impact on the setting of a listed building:
- ‘It is still plainly the case that it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, the degree to which the impact on the setting affects the reasons why it is listed.’*
- PALMER Appellant and Herefordshire Council and ANR [04/11/16] Case No: C1/2015/3383
- 3.18 The judgment was agreed by Lord Justice Lewison at the Court of Appeal, who stated that:
- ‘It is also clear as a matter both of law and planning policy that harm (if it exists) is to be measured against both the scale of the harm and the significance of the heritage asset. Although the statutory duty requires special regard to be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.’*

4 SITE LOCATION AND DESCRIPTION

- 4.1 The study site comprises c.5.73ha of land to the north of Shermanbury Road at the north-eastern edge of Partridge Green, c.18km to the north-west of Brighton (centred at NGR TQ 1982 1966; Figure 1). The study site comprises three plots of land with structures in the southern end comprising a garage and wooden office structure associated with the dwelling immediately to the south-west known as the ‘Dunstans’. A footpath runs along the west side of the study site and then through the north field. It is bounded by Shermanbury Road to the south with agricultural land beyond. Agricultural land lies to the north, east and west. To the north-east are the grounds of a Grade II listed building, which itself sits c.45m from the study site boundary.

- 4.2 The general topography is sloping, measuring c.10m aOD (above Ordnance Datum) at the southern end and rising to c.20m aOD at the northern end.
- 4.3 The recorded bedrock geology within the majority of the study site comprises mudstone of the Weald Clay Formation with an outcrop of sandstone of the Weald Clay Formation within the centre of the site. No information is available for the superficial geology of the study site (BGS 2025).

5 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

Introduction

- 5.1 This section reviews existing archaeological and heritage evidence for the study site and the surrounding area. It is not the purpose of this document to create a detailed archaeological or historical narrative of the area, but to provide an assessment of the study site's historical development and archaeological potential in accordance with the NPPF.

Designated Heritage Assets

- 5.2 There are no designated heritage assets within the study site. Within the surrounding 1km search area, there are 17 listed buildings, all of which are Grade II listed (Appendix 1, Figure 1).
- 5.3 All but one of the designated heritage assets have been scoped out of further assessment due to the intervening built environment, mature vegetation and topography in accordance with step i) of the Historic England setting guidance (2017).
- 5.4 One designated heritage asset, Keepers Mead, a Grade II listed building (NHLE 1354279), is located c. 50m to the north-east of the study site and is considered potentially sensitive to the proposals. This will be assessed further below.

Non-Designated Heritage Assets

- 5.5 Horsham District Council holds a list of local heritage assets, none of which are recorded within the study site or surrounding 1km search area.
- 5.6 However, during the pre-application process for the proposed development, Horsham District Council Conservation Officer responded with a consideration that the building to the south-west of the study site, known as 'Dunstans' is likely a non-designated heritage asset due to its historical value and requested an internal inspection to investigate the potential for a original historical core.

Recorded Archaeology and potential

- 5.7 The HER contains 36 records within the surrounding 1km search area, consisting of 31 'monument' records and five 'event' records. Details of all records are listed in a gazetteer in Appendix 1 and their positions marked on Figures 1-5 and 14.

- 5.8 The HER records relating to archaeological remains, buildings, finds or investigations within the search area breakdown by period as follows. Some records cover more than one period:

Period	Within Study Site	Within Search Area
Medieval	0	3
Post-medieval	0	7
Modern	0	28
Unknown	0	2

Previous investigations

- 5.9 No archaeological investigations have been undertaken within the study site.
- 5.10 Whilst not yet recorded on the HER, there have been archaeological assessments undertaken to the immediate west (Pegasus 2024) and c.300m to the west (ASE 2016) of the study site relating to applications for residential development.
- 5.11 The closest investigation to the study site comprises an onshore geophysical and LiDAR survey in advance of an Offshore Wind Farm, Rampion 2. This was located to the south side of Shermanbury Road, immediately to the south of the study site, and extended to the north-east and south-west (EWS2279, MWS15677). The investigations revealed evidence of anomalies of potential archaeology of prehistoric and Roman date, although this has yet to be verified through archaeological trenching.
- 5.12 The remaining events relate to negative watching briefs, geophysical surveys and desk-based assessments that do not add to the archaeological understanding of the study site.

Prehistoric and Roman Periods (c. 9500 BC – c. AD 410)

- 5.13 No heritage assets of prehistoric or Roman date have been recorded in the HER within the study site.
- 5.14 A geophysical survey as part of the Rampion 2 Wind Farm detected anomalies of potential prehistoric and/or Roman origins, c.10m to the south of the study site (MWS15677, EWS2279).
- 5.15 Finds of prehistoric flints were found during a watching brief at Morley Manor in Shermanbury, c.800m to the east of the study site (MWS14632, EWS1866).
- 5.16 Whilst there is no evidence to suggest that the study site was occupied during the prehistoric or Roman periods, activity likely dating to these archaeological periods has been recorded in close proximity to the south. It is possible that such activity extended northwards into the study site. It is therefore considered that there is a low-moderate potential for similar evidence within the study site.

Medieval Period (c. AD 410 – c. 1540)

- 5.17 There are no medieval heritage assets recorded in the HER within the study site.
- 5.18 Whilst the settlement of Partridge Green is not listed in the Domesday Book of 1086, the settlement of Shermanbury, located c.750m to the south-east of the study site, is recorded with a population of eight households putting it in the smallest 40% of settlements. The land was in use for arable farming and a church is mentioned suggesting that it was a place of some importance.
- 5.19 The name 'Partridge Green' is derived from a family called 'Partrych', who are documented in the area in 1332, although Jolesfield is reported to be the original medieval settlement, c.1km to the west of the study site.
- 5.20 Medieval assets in the wider 1km search area comprise Parkminster Medieval Farm, c.850m to the north-east of the study site, which is recorded as an Archaeological Notification Area (Figure 4) and a historic parkscape by the HER (Figure 5). The medieval farm, along with the later Little Parkminster Farm, have been identified as an historic farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' project based on Ordnance Survey 25 inch mapping dating to 1895.
- 5.21 A medieval park is recorded at Littleworth, which is mentioned in 1487, c.750m to the north-west of the study site (MWS45) and two historic farmsteads with medieval origins located c.450m (MWS9445) and c.850m to the west of the study site (MWS11616).
- 5.22 There is no evidence that the study site was occupied during the medieval period and it is considered that there is a low potential to contain significant (i.e. non-agricultural) medieval archaeological remains.

Post-medieval and Modern Periods (c.1540 – Present)

- 5.23 There are no heritage assets dating to the post-medieval or modern periods recorded in the HER within the study site. Immediately to the south-west of the study site is Dunstan's Farm Historic Farmstead (MWS10111).
- 5.24 Shermanbury Grange, now an historic parkscape (Figure 5), abuts the south and south-east boundaries of the study site. The parkscape is shown on the Ordnance Survey map from 1872-4 and is first referred to in documents dating to 1862 (MSW3325). The building associated with the parkland is located c.500m to the south-east of the study site and is 19th century in date, belonging to the Hoper family. This later became a school for senior girls from 1940 and then a community home with education in 1973. The property has since been converted back to residential use.
- 5.25 A second parkscape is located c.1km to the north-east of the study site and comprises St Hugh's Carthusian Monastery (Figure 5). This was established in 1870 with the construction of the monastery in 1875-83. It lies within the grounds of Little Parkminster and Parkminster Farm (MWS13258) at Cowfold, which is recorded as an Archaeological Notification Area by

the HER, highlighting this as an area of archaeological potential (Figure 4). Little Parkminster Farm is considered to be an historic farmstead and dates to the 17th century.

- 5.26 Much of Partridge Green was unenclosed waste until 1872 and it appears that Dunstan's Farm (MWS10111) to the south-west of the study site was at the edge of this common land. There are numerous additional historic farmsteads in the area attesting to the agricultural nature of the surroundings of the study site, for instance Blanchet's Farm, c.450m to the west (MWS9445), Haynes Farm, c.200m to the north-west (MWS11208), Greenfield Farm, c.250m to the north-east (MWS10989), Home Farm, c.450m to the south-east (MWS11733), and Homelands Farm, c.600m to the south (MWS12698).
- 5.27 The arrival of the Horsham to Shoreham railway line in 1861, c.850m to the south-west of the study site (MWS5508), bolstered the development of the village of Partridge Green, which grew around the junction of the now B2135 and B2116 roads. The population increase led to the construction of St Michael and All Angels Church in 1890, c.800m to the west of the study site (MWS10040).
- 5.28 Evidence for brick making in the vicinity includes two brickworks, c.400m (MWS5638) and c.750m to the south-west (MWS4808) as well as a brickyard c.550m to the south-west (MWS4810) and a brick kiln c.400m to the north-west of the study site (MWS4831).
- 5.29 Within the surrounding 1km search area, the 35 archaeological assets of post-medieval or modern date recorded in the HER relate to buildings or unstratified finds which are of a well-defined extent that generally add little to the understanding of the study site's archaeological potential (Appendix 1).
- 5.30 During the post-medieval and modern periods, understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic sources, which can provide additional detail to data contained within the HER.
- 5.31 The earliest detailed mapping is an Ordnance Survey map dating to 1806 (Figure 6), which shows the study site with a structure in the south-western corner, later known as Dunstan's, and Dunstan's Farm (MWS10111) further to the west.
- 5.32 The West Grinstead tithe map from 1837 (Figure 7) shows the study site across parts of four plots of land: 824 and 835-7. The structure to the south-west known as 'Dunstan's' is listed as a 'cottage and garden' (plot 835), with plot 837 the north of this listed as 'limekiln field', suggestive of its former function. The northernmost parcel (plot 824) was an arable field annotated as 'pond meadow', although no ponds are depicted on the tithe map. These plots are occupied by the same tenant (William Nailard) and landowners (George Philcox Hill and Thomas Harrington) as Dunstan's Farm (plot 833).
- 5.33 The property to the north-east of the study site, the site of the Grade II listed Keepers Mead, is labelled as 'Reeds' on the tithe map and owned and occupied by William Stanford. It is accessed by a track or road that runs along the eastern side of the study site. Several

footpaths run alongside the perimeter of the study site as well as one in the northernmost field that crosses in a roughly north/south direction.

- 5.34 The 1875 Ordnance Survey 25" map (Figure 8) shows Dunstons immediately to the south-west corner of the study site as being 'Dunstan's Farm'. It sits within a small enclosed garden that fronts onto the road to the south. It is likely that this is referring to its being part of the farmstead. A well and additional cottage to the south-east of the study site is also shown, later known as 'Owlands'.
- 5.35 The 6" Ordnance Survey map of 1879 (Figure 9) shows 'Reeds' to the north-east of the study site, located within the south side of an orchard.
- 5.36 Details of sale particulars from 1895 show that Dunstan's Farm, and therefore likely the study site, formed part of the Shermanbury Grange Estate. The sale particulars describe the sale of household furniture and effects as well as livestock, implements and machinery suggesting a reordering of the farm and its buildings, including the original cottage.
- 5.37 Within two years of the sale, the 1897 Ordnance Survey map (Figure 10) shows Dunstons cottage to the south-west of the study site has either been demolished and entirely rebuilt or substantially altered as the layout has changed to now shown two cottages. The surrounding garden plot and pathways within have also altered accordingly.
- 5.38 The 1899 Ordnance Survey map (Figure 11) shows the pond is still annotated to the north-east of the study site and the Reeds' garden is now split into two plots. Shermanbury Park is shown as shaded to the south-east of the study site.
- 5.39 The 1912 Ordnance Survey map (Figure 12) shows little change to the study site, although the grounds around the property later known as Owlands extends slightly into the south-east corner of the study site.
- 5.40 A sale plan dating to 1936 (Figure 13), and showing the division of Shermanbury Grange Estate, has Dunstan's Farm as Lot 7. This includes Dunstons and the land within the study site. The accompanying sale particulars describes Dunstons as cottages occupied by 'service tenants' and leased to Mr W. Mitchell. The details also show that Reeds, to the north-east of the study site, was once part of the estate and was being sold at Lot 8 with Greentree Farm. Lot 9, to the south-east of the study site, was named as Laundry Cottages.
- 5.41 The 1938 25 inch Ordnance Survey map shows the cottages at Dunstons appear to have been extended to the east and west (Figure 14) but are still being annotated invariably as Dunstan's Farm.
- 5.42 There are no changes to the study site until the 1974 Ordnance Survey map (Figure 15) which notes the name 'Dunstons' relating to a single residence, with the associated garden having been extended in the south of the study site, which also includes an additional structure, likely the extant garage, and a structure within the field to the north. The boundary for

Owlands has been changed to the present arrangement and no longer extends into the study site.

- 5.43 The modern aerial photograph of the study site shows the study site largely unchanged, although the wooden office structure has been built in the south-western corner at Dunstons as well as a paddock area and agricultural buildings to the north (Figure 16).
- 5.44 The LiDAR shows some evidence of ploughing in the two northern fields in a north/south orientation, although these appear to be modern in date (Figure 17).
- 5.45 The historic landscape characterisation classifies the study site as 'planned private enclosure' (HWS3513) dating to the medieval to post-medieval period (Figure 18).
- 5.46 During the post-medieval and modern periods, the study site formed part of the agricultural hinterland to Partridge Green and part of the Shermanbury Grange Estate, although there is no longer an association today. The study site is, therefore, considered to have a low potential for significant (i.e. non-agricultural) post-medieval and modern below-ground remains.

Historical Landscape Features

Historic Hedgerows

- 5.47 The five criteria relating to the identification of archaeologically and historically important hedgerows in accordance with the Hedgerow Regulations 1997 are outlined in Section 2, above.
- 5.48 Of these five criteria, paragraph 5 (a) can be applied to sections of hedgerow within the study site (Figure 19).

Paragraph 5. The hedgerow:

(a) is recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts

- 5.49 The West Grinstead tithe map dating to 1837 (Figure 7) show the field boundaries around the perimeter of the study site as well as a roughly east/west boundary that runs through the centre of the site presumably formed by the hedgerows that survive today. These can be demonstrated to form part of a field system pre-dating the Inclosure Acts (taken as anything before 1845) and is not currently within the curtilage of, or forming the curtilage boundary of adjacent dwellings. These hedgerows are, therefore, regarded as 'important' in terms of the regulations.

6 ASSESSMENT OF SIGNIFICANCE

- 6.1 Paragraph 207 of the NPPF states that planning decisions should be based on the significance of the archaeological asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to

review the potential impact of the proposal upon the significance of that asset.

- 6.2 It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain elements could accommodate change without affecting the significance of the asset. Change is only considered harmful if it erodes an asset's significance. Understanding the significance of any heritage assets affected and any contribution made by their setting (paragraph 208, NPPF 2024) is therefore fundamental to understanding the scope for and acceptability of change.

Designated Heritage Assets

- 6.3 There are no designated heritage assets within the study site. Within the surroundings, however, is a Grade II listed building c. 50m to the north-east that is considered to be sensitive to the development proposals and will be assessed further below.

Keepers Mead, Grade II listed building (NHLE 1354279)

Description

- 6.4 This designated heritage asset was first listed on the 25th September 1990 and is described as follows:

House. C1620, refronted in 19 century and extended by 2 bays in matching style in late 20th century. Original part timber framed, refronted in render to ground floor with some framing visible on the rear elevation and tile hung above with alternate series of courses of plain and curved tiles. Right side elevation is of sandstone blocks. Renewed tiled roof with red brick chimney stack and 2 later brick chimney stacks. 2 storeys 2 windows to original part. 1st floor windows are gabled dormers with 20th century casements. Ground floor windows also 20th century casement with 4-light bay to right side. 20th century gabled weather porch. Date of 1620 reported on back of Dining Room inglenook fireplace. Dining Room also has 1½ inch Chanford spine beam with lambs tongue stops and floor joists with run out stops. Rear wall has boxframe with midrail. Lounge has similar spine beam and floor joists and a moulded bracket beneath the spine beam. 1st floor has jowled posts midrail and series of carpenters' marks. Roof has queen post roof with through purlins and original rafters. It retains original wattle and daub and early brick work to the top of the chimney stack.

- 6.5 Keepers Mead was formerly known as 'Reeds', as shown on the tithe and Ordnance Survey maps (Figures 7-12). It was still shown as Reeds on the 1995 Ordnance Survey map following its listing five years earlier as Keepers Mead, so it is uncertain when the name changed. The owner and occupier is listed as William Stanford on the tithe map and is described as a homestead. At some point in the late 19th century, it became part of the Shermanbury Grange Estate as indicated by the sales particulars from 1936 (Figure 13). It is termed as an 'agricultural and sporting holding' and was indeed shown adjacent to a pheasantry on the 1912 map (Figure 12). It appears to have been occupied by estate workers as indicated by the 'service occupation' description. It is now a private residence.

Setting

- 6.6 The asset is set within its own grounds and is surrounded on three sides by mature vegetation providing it with a sense of privacy and seclusion. The wider landscape setting is rural and agricultural. The main frontage of the house is oriented to the west with views towards the northern part of the study site.

Significance

- 6.7 As a Grade II listed building, its significance is considered to be less than the highest significance as defined by NPPF (para 213, NPPF 2024), which is largely derived from its architectural and historic interest as an early 17th century house and formerly associated with the Shermanbury Grange Estate in the late 19th century/early 20th century.

Contribution of the Study Site to Significance

- 6.8 The tithe map of 1837 and its accompanying apportionment show the Grade II listed house was formerly known as Reeds, owned and occupied by William Stanford. It is shown within its own grounds and set back from the study site behind an access track and footpath. The study site was under different ownership and occupiers at this time, indicating there was no association between the asset and the study site in the early to mid-19th century. However, it was later acquired as part of the Shermanbury Grange Estate together with Dunstan's Farm and the study site, until 1936 when the estate was divided up and sold off. Consequently, any historical association with the study site was short lived and there was no functional association.
- 6.9 Whilst there is intervisibility with the study site and the upper storey of Keepers Mead, this is limited to the northern portion and views are not shared with the central and southern parts. Other than providing open views across the north of the study site from the upper storey, the study site does not make an appreciable contribution to the significance of Keepers Mead.

Non-designated Heritage Assets**Dunstans**

- 6.10 Following the pre-application response from Horsham District Council (dates 2nd April 2026), an internal inspection of Dunstans was carried out to assess its historic value and local significance as a potential non-designated heritage asset.

Description

- 6.11 Dunstans is a multi-phased two storey dwelling, refaced in the 19th century with a substantial extension to the western portion of the house and rear façade, with a 21st century porch on the front façade. There is evidence of an historic core in the form of an original part timber-framed structure within the eastern portion of the house, likely early 17th century, which has been recased in brick to the ground floor and tile hung to the first floor. There is a single

central chimney stack. The roof is tiled, hipped and steeply pitched, with catslide drop to the ground floor on the rear façade over the later extension. The pitch suggests the roof was formerly thatched. On the front and rear façade are 19th century dormer windows, with an elongated dormer window at first floor level to the rear. There are two contemporary skylights in the roof on the rear façade.

- 6.12 The original timber framed dwelling comprises a box frame and mid rail in living room and bedrooms. The bottom rail of the timber frame sits on a plinth, likely of stone construction but this is not clearly visible behind the modern plaster. Some portions of the timber frame have been repaired or replaced at later periods, including a substantial section of ceiling joists in living room, perhaps as a result of a fire. There is a substantial open hearth in the living room, refaced with brick with a large wooden lintel above, over which can be seen possible evidence of the chimney's stone structure. The timber frame in first floor bedroom is mostly original, with repaired ceiling joists, again potentially following a fire. One lintel of particular note on the first floor (now a doorway) has three distinct triangular notches, characteristic of timber mullions, typical of the 17th century.
- 6.13 The roof structure is of simple construction, consisting of several collar beams and visible perkins and rafters. The attic forms a large void, with the brick chimney rising at the eastern end. Some portions of the timber frame in the roof structure is likely a result of repairs, perhaps in the 19th century during the remodelling and extension of the house.
- 6.14 Dunstons was formerly part of Dunstons Farm, as shown on the tithe and Ordnance Survey maps (Figures 7-15). The Ordnance Survey map from 1897 shows the building divided into two portions, but at some point between 1897 and the 1974 Ordnance Survey maps it appears to have been returned to one singular dwelling. This site was also formerly part of the Shermanbury Grange Estate, included in the estate sale plans from 1936.

Setting

- 6.15 The immediate setting of Dunstons, comprising the garden with a 20th century garage and 21st century office, has been historically much smaller in size than currently, with phases of its extension to the east and north during the 20th century, now encompassing the proposed access to the application site.
- 6.16 Beyond the garden, Dunstons sits within a largely rural setting on the edge of the village of Partridge Green, with the historic farmstead of Dunstons Farm to the west with which it was associated. The land within the study site, which is currently occupied by the householders of Dunstons, was also part of Dunstons Farm historically. The house is situated with its principal elevation oriented to the south, facing onto Shermanbury Road, with the rear façade overlooking the southern end of the study site. Dunstons is set apart from Dunstons Farm by fields, with intervening mature vegetation screening.

Significance

- 6.17 Although this building is not currently a designated heritage asset or identified on a local list, it is likely to be considered to be a non-designated heritage asset, given its historic core of likely 17th century date and indication as such during the pre-application process by the District Conservation Officer. The age and character of the timber frame visible from the interior of this building means that it is of local significance as an example of vernacular construction of early post-medieval date. Its significance is derived chiefly from its interior features, namely the timber frame and associated features, and therefore its heritage value is apportioned to its architectural, historic and archaeological interests. It also has group value with the historic farmstead of Dunstons Farm. Consequently, the historically associated farmland of Dunstons Farm, which extends across the study site, also contributes to its historical interest.

Contribution of the Study Site to Significance

- 6.18 The 17th century timber-framed structure forming the historic core to Dunstons is from which it derives its significance. This is assumed to relate to and be associated with the early farmstead at Dunstons Farm to the west. The study site and the cottage at Dunstons were still owned by Dunstan Farm during the mid-19th century, as attested by the tithe map and its associated apportionment. The study site is still presently in use by the occupiers of Dunstons and therefore contributes to its overall heritage values as a non-designated heritage asset.

Potential Sub-surface Archaeological Remains

- 6.19 The study site has been assessed as having a low-moderate potential for below-ground archaeological remains extending northwards from features of possible prehistoric and/or Roman date identified during archaeological investigations to the south of Shermanbury Road. A low potential has been identified for archaeological remains within the study site dating to the medieval period onwards. The significance of any such remains would be vested in their archaeological value and their relative importance linked to their potential to add to national and regional research agendas. Available evidence would suggest that any surviving remains would make only limited contributions to regional research objectives and as such their significance is likely to be of no more than local importance.

Historic Landscape Features**Historic Hedgerows**

- 6.20 Although hedgerows have been identified (Figure 19) as being 'important' under the Hedgerow Regulations 1997, they are not considered to be a designated heritage asset as defined by the NPPF, and contain no evidential value or archaeological interest, i.e. they do not hold any evidence for past human activity worthy of archaeological investigation. The significance of the 'important' hedgerow is therefore vested in its historic value in relation

to the understanding and survival of the pre-1845 field pattern, i.e. the pattern of land division and allocation established by the enclosure of the township in the 18th century.

- 6.21 Whilst these features add to an understanding of former agricultural landscapes, the hedgerows themselves have limited archaeological value and are not considered to contribute to regional or national research agendas. As such, their heritage significance is deemed to be of local value.

7 IMPACT ASSESSMENT

Proposed Development

- 7.1 The study site is being proposed for a residential development of up to 75 dwellings with public open space, landscaping, SuDS and vehicular access from Shermanbury Road. The built element of the proposals will be limited to the central and southern portions of the site, with the north field being excluded from the developable area. The access from Shermanbury Road will take in a portion of Dunstons current garden area, to its east, and will also include the SuDS but will remain an open area.

Previous Impacts

- 7.2 Agricultural activity may have had a low-level impact across the study site on any earlier archaeological remains.

Designated Heritage Assets

- 7.3 No designated heritage assets will be directly impacted by the proposed development.
- 7.4 The Grade II listed Keepers Mead, located c. 50m from the north-east boundary of the study site, has some historical association with the study site, having briefly been under the same ownership at the end of the 19th and early 20th centuries. However, with the developable area being limited to the central and southern portions of the study site, and the north field adjacent to the listed building remaining open, it is not considered that the developable area makes any meaningful contribution to the significance of the designated heritage asset. Its heritage values, vested in its architectural and historic interests, will still be appreciated and understood.
- 7.5 The District Conservation Officer raised the potential for indirect effects from the proposed development, such as noise and light, to impact on the general rural sense of place of the Grade II listed building. Therefore, given the setting back of the development to south of the northernmost field and with the effects of distance, a considered design of the layout should help to reduce and mitigate any such effects within the northern extent of the development, such as lower housing density, enhancement of the boundary to aid in the screening of noise, reduction in the use of any street lighting in this area. Consequently, it should be possible

for the proposed development of the central and southern portion of the study site to cause no harm to the Grade II listed Keepers Cottage.

Non-Designated Heritage Assets

- 7.6 Dunstons is located directly to the south-west of the main built element of the study site, with the access to the site from Shermanbury Road through the extant garden of Dunstons, immediately to its east. It is proposed that this will remain relatively open, with only the access road and a SuDS basin proposed. Dunstons will, therefore, be in close proximity to the developable area of the study site, which would result in a high level of intervisibility between the study site and the cottage with the potential to view the cottage in the backdrop to the built element of the proposals. Development of the site will also impact upon the rural historical setting of the cottage to its north.
- 7.7 However, the heritage value of Dunstons lies primarily in its interior architectural interest, which also has historical and archaeological interest, attributed to the 17th century timber frame, which will still be appreciated. With a considered design of the layout, especially in the area of the southern boundary of the developable area of the site, such as enhancing the mature vegetation, having a lower density of houses, reducing lighting levels both here and in the access area from Shermanbury Road, would help to reduce or mitigate any impact from the proximity of the proposed built element.
- 7.8 The proposed development of the study site will, however, remove an element of its historical and functional setting resulting in a minimal level of harm to its low-level significance as a non-designated heritage asset. In accordance with paragraph 216 of the NPPF, a balanced judgement of the effects is required based on the scale of the harm and the significance of the asset as a result of the application.

Potential Sub-Surface Archaeological Remains

- 7.9 This assessment has concluded that there is a generally low-moderate potential for below-ground archaeological remains dating to the prehistoric and/or Roman periods and low potential for the medieval period onwards within the study site. Groundworks associated with the development have the potential to impact any archaeological deposits which may survive within the study site.
- 7.10 Any surviving archaeological evidence within the study site is considered to be of no more than local importance. Furthermore, there is no evidence to suggest that the study site contains, or has the potential to contain, archaeological remains of sufficient importance to preclude or constrain development.

Historic Landscape Features

Historic Hedgerows

- 7.11 Current proposals allow for the retention of the majority of identified 'important' hedgerows within the study site, although some portions will be lost to break through for access

requirements. The heritage significance of the hedgerows is vested not in the hedgerow itself but in the historic value of the boundary that they mark and the ability to understand the pre-enclosure and enclosure period field system. Whilst the breaking through of the hedgerows will result in a change to the detail of this field pattern, the overall ability to read and understand that field system will not be impacted by the levels of loss proposed.

8 CONCLUSIONS

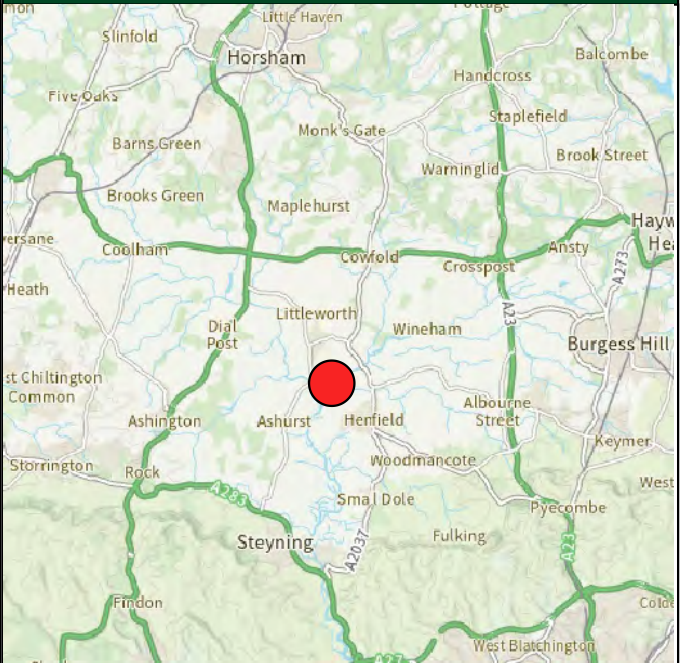
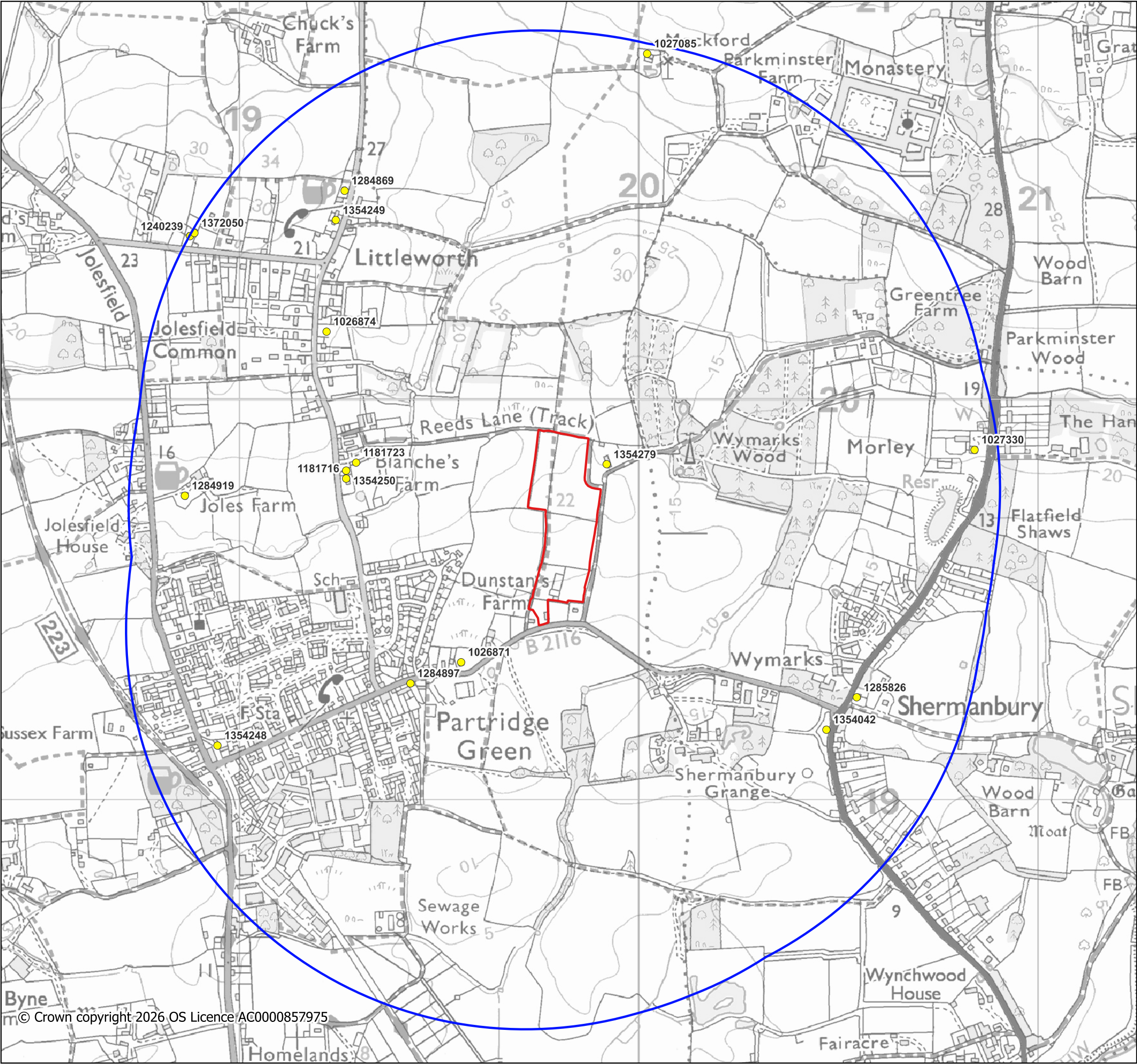
- 8.1 This historic environment desk-based assessment draws together the available archaeological, historical, topographic and land-use information in order to clarify the heritage significance and archaeological potential of land at Shermanbury Road, Partridge Green, West Sussex. The assessment addresses the information requirements set out in the NPPF and provides the proportionate response sought by the NPPF.
- 8.2 The assessment has established that there are no designated assets within the study site and no designated heritage assets will be directly impacted by the proposed development. A Grade II listed building, Keepers Mead, is located c. 50m to the north-east of the study site. The developable area within the study site will exclude the north field which shares some limited intervisibility with the Grade II listed house. With a considered design and layout of the proposed development, together with the diminishing effects of distance provided by the setting back to the south of the northernmost field, it has been assessed that the proposed development should cause no harm to the significance of Keepers Mead.
- 8.3 The cottage to the south-west of the study site, known as 'Dunstans' is likely to be deemed a non-designated heritage asset by the District Conservation Officer, based on the pre-application response due to its historic core which relates to an earlier timber-framed structure of probable 17th century date. Consequently, this building is of local importance as an example of the vernacular style and construction of early post-medieval date. The access to the developable area of the study site will pass to the east of Dunstans from Shermanbury Road. A proposed SuDS basin will also be within this access area. The proposed build element of the application will be in the field to the north of Dunstans and will result in a level of visibility between the two. However, it is set back and behind Dunstans, and with a considered design and the integration of sensitive planting along the south it has been assessed that the proposed development should cause a minimal level of harm to the significance of Dunstans, due chiefly to the removal of an element of its historical functional setting. In accordance with paragraph 216 of the NPPF, a balanced judgement of the effects is required based on the scale of the harm and the significance of the asset as a result of the application.
- 8.4 Assessment of the available archaeological records, combined with analysis of historical mapping and the results of previous archaeological investigations in the search area, show that the remainder of the study site has a generally low- low-moderate potential for below-

ground archaeological remains dating to the prehistoric and/or Roman periods and low potential for the medieval period onwards within the study site. There is no evidence to suggest that the study site contains, or has the potential to contain, archaeological remains of sufficient importance to preclude or constrain development.

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Figures



Key

- Study Site
- Search Area
- Listed Buildings

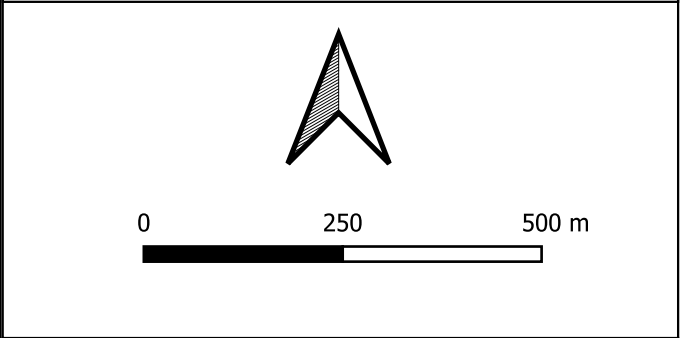
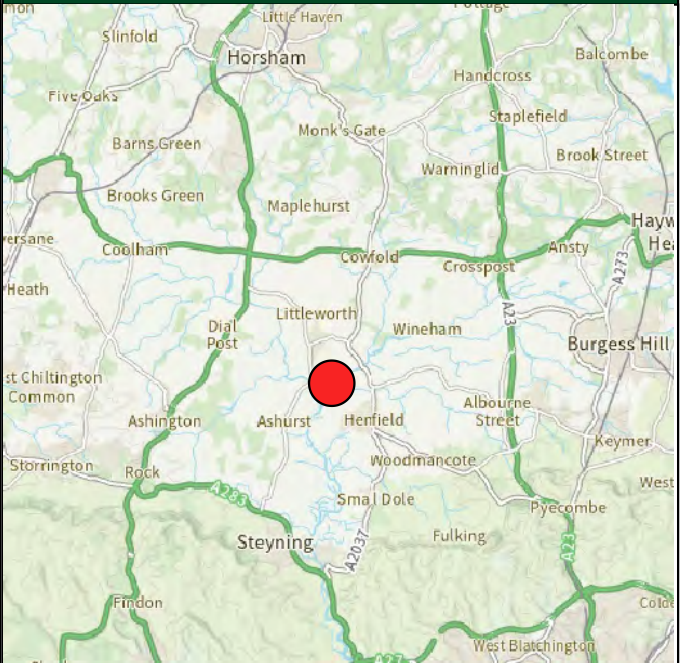
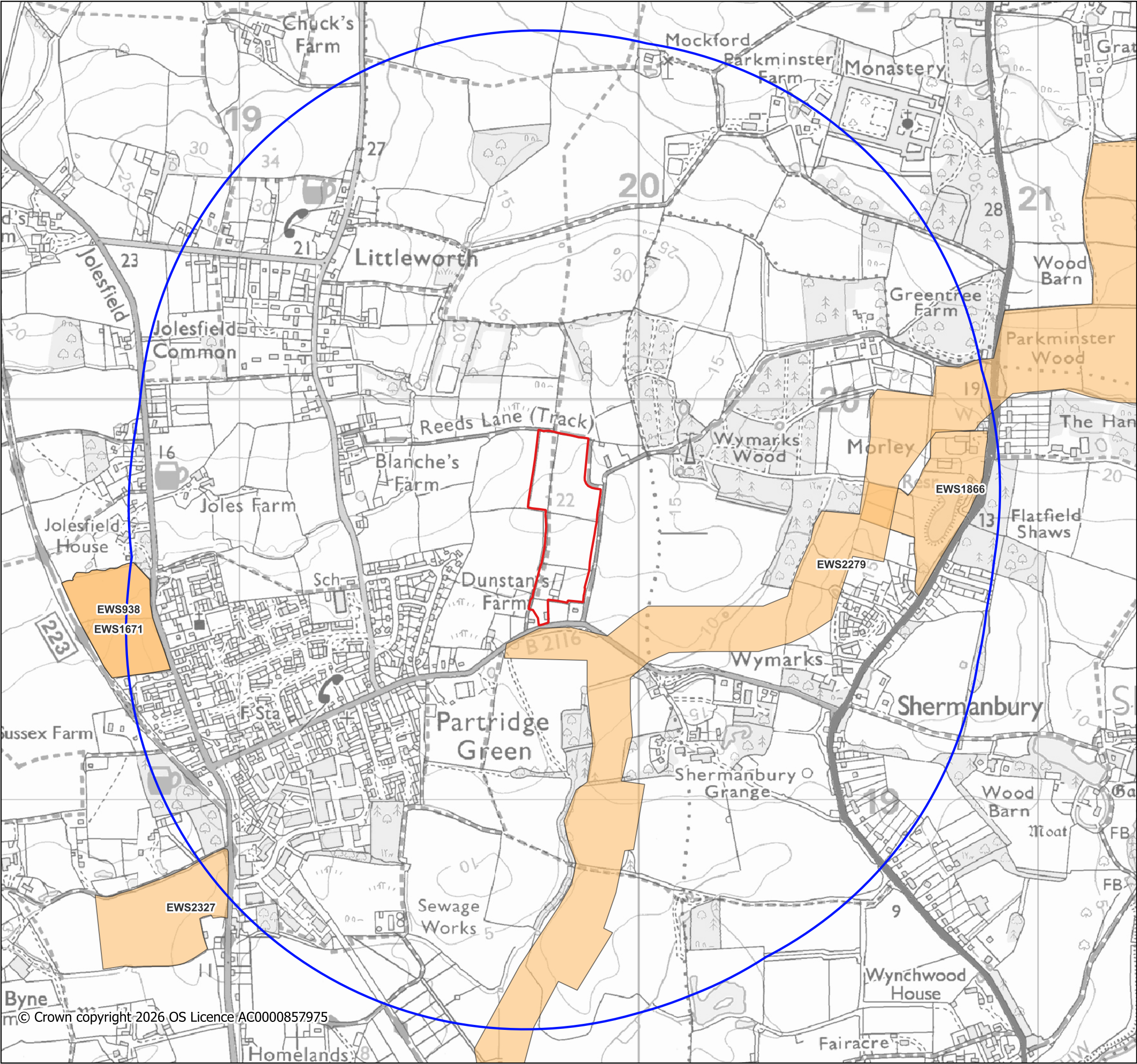
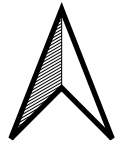


Figure 1. The study site and search area showing Designated Heritage Assets



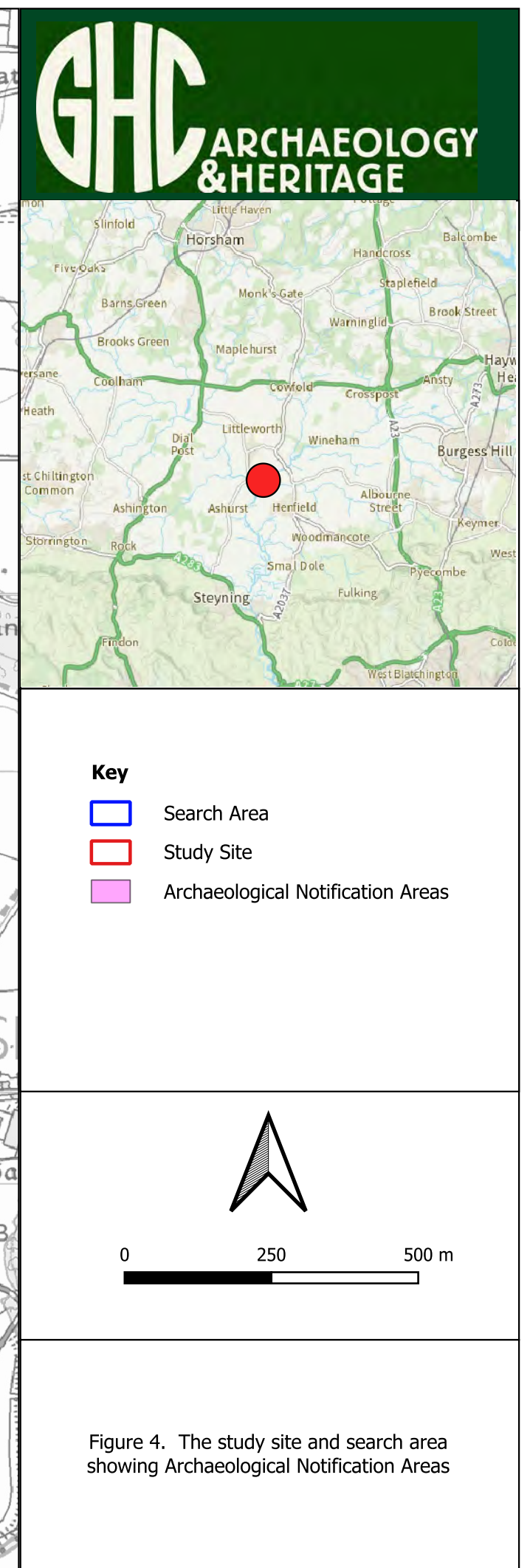
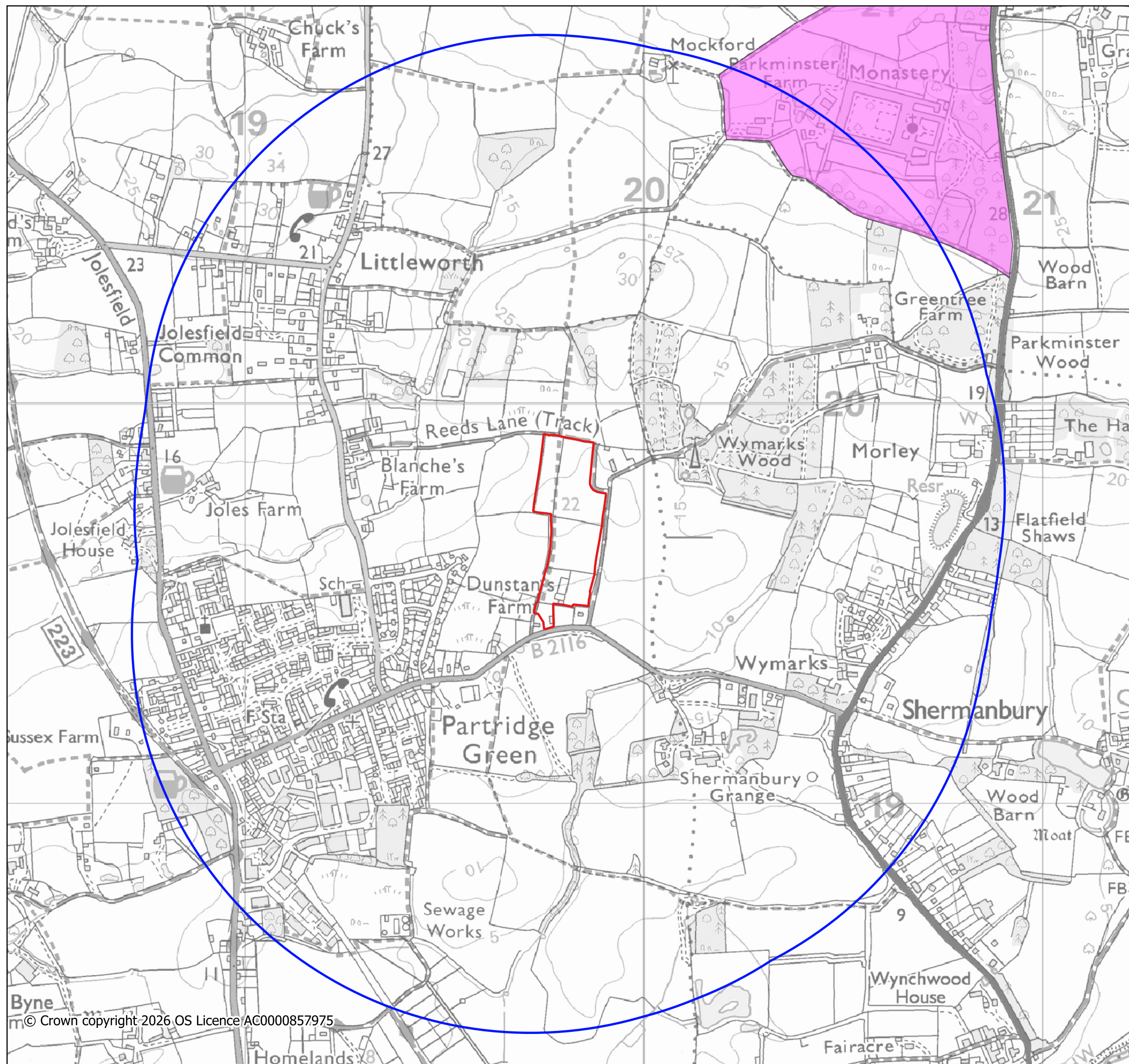


- Key**
-  Search Area
 -  Study Site
 -  HER Event Regions



0 250 500 m

Figure 3. The study site and search area showing HER Event Records



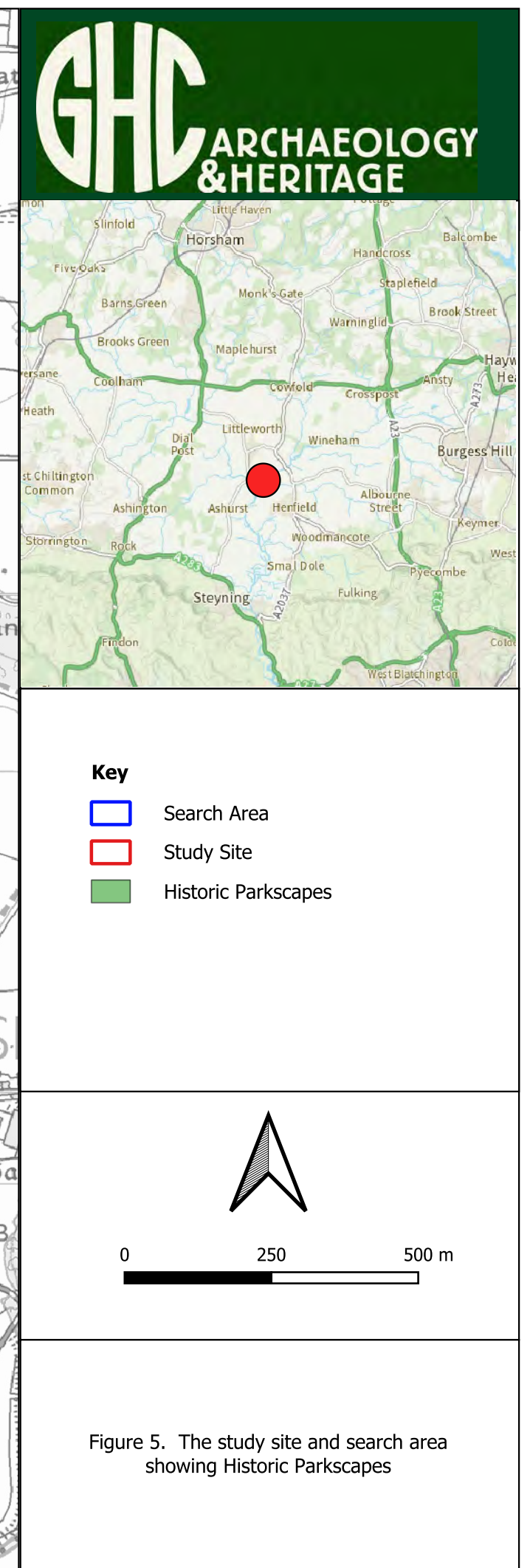
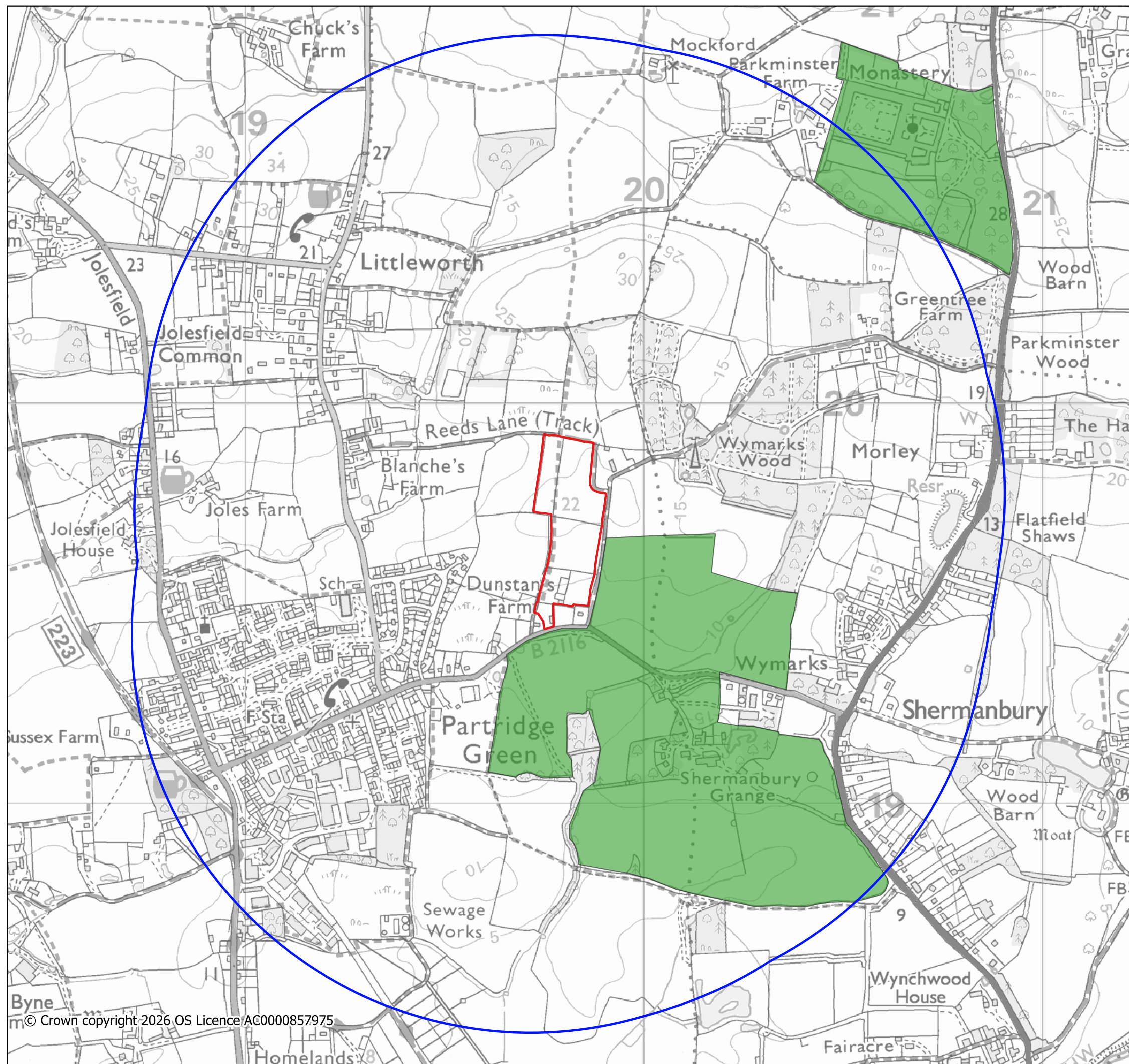


Figure 5. The study site and search area showing Historic Parks