

Heritage Statement

Project Address:	Land to North East of Clyst Hayes, Brook Lane, Faygate, Horsham, RH12 4SB
Proposal:	2 new build detached dwellings with parking.
Prepared for:	Horsham District Council Full Planning application
Prepared by:	O Moune
Project number:	1785
Date:	17.12.25

Heritage Statement

This Heritage Statement identifies the heritage asset(s) that have the potential to be affected by the proposal and it's setting.

Site name

Land to north west of Clyst Hayes

Address of site
(including postcode)

Brook Lane, Faygate, Horsham, West Sussex RH12 4SB

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Erection of 2 new dwellings (C3 Residential) and associated parking.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Construction of 2 new build detached dwellings with 2 refuse stores, acoustic fence to northern boundary and associated hard and soft landscaping.

2. Pre Application Advice

Have you consulted the West Sussex Historic Environment Record, as the minimum requirement of the NPPF?

X Yes ☐ No

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If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?
X Yes ☐ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Please see attached correspondence from case officer Shazia Penne on 28.10.2025 for pre-app PE/25/0180 for two new dwellings.

Have you sought pre-application heritage advice from Historic England?
☐ Yes X No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals?

1. Scheduled Monument (SM)	☐
2. Listed Building (LB)	X
3. Conservation Area (CA)	☐
4. Registered Park and Garden (RPG)	☐



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5. Historic Battlefield (HB)	☐
6. Locally Listed Heritage Asset (LLHA)	☐
7. Archaeological Notification Area (ANA)	☐
8 Other Non-Designated Heritage Asset (including below ground archaeology)	☐

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. Please include / attach any research material as an addendum to this Statement after Appendix.

1.

The application site forms the north western section of a large field edged with mature trees and hedgerows off Brook Lane, a no-through lane in a semi rural location between the main Arun Valley railway line to the north and the A264 dual carriageway to the south. It is sited between Crawley and Horsham in West Sussex.

The site is within the curtilage of Clyst Hayes, a timber framed Grade II Listed Building dating from the 17th century. The applicant is the owner of Clyst Hayes and the proposal is to subdivide the existing residential plot and introduce two new dwellings and an access road to enable a right of way to the remaining adjoining site.

Clyst Hayes itself has had a number of later additions and extensions, each of an unknown date, including a large swimming pool and associated hard landscaping.

Within the curtilage of Clyst Hayes, there are also a number of modern outbuildings, one within the application site, one at the far northern end of the adjoining site and one in close proximity to the Listed building itself, none of which are of a traditional form. There is also a more agricultural barn style outbuilding with dense mature hedging alongside, that fully obscures the view between Clyst Hayes and the application site itself.

The application site comprises a lawn, a flat roofed outbuilding, mature conifer boundary hedging to the north and west and a large shingled parking area edged by a 1.8m high close board fence along Brook Lane to the south.

Brook Lane can be accessed by car, directly from the A264 Eastbound carriageway. It is a cul de sac that then becomes a footpath / bridleway that crosses the railway line, leading to Wimland Road, a rural country lane, through a cluster of residential dwellings, three of which are Grade II Listed: Brook House, Brook House Barn and King's Farmhouse.

To the south of Brook Lane, beyond the hedgerow, lie open fields and agricultural land that fall within the architectural notification area of the Roffey Medieval Forge and Iron Working Site.

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4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	☒
Heritage Gateway	☒
Map regression (historic maps)	☒
Local Planning Authority sources	☐
Historic England sources	☒
Museum or Library (please provide details)	☐
Other (please state)	☐

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

- Clyst Hayes : Grade II Listed

List Entry 1027057 - listed on 28 Nov 1980:

C17 timber-framed building with plaster infilling, ground floor rebuilt in painted brick. Horsham slab roof. Casement windows. Two storeys. Two windows.

Clyst Hayes would have originally been the farmhouse of a wider farmstead with land that extended far beyond the present curtilage, including the application site. The setting of the Heritage asset has changed considerably, even since the Listing was made in 1980, with a swimming pool and modern outbuilding additions now surrounding the original building. The original curtilage has been subsumed and it could be argued that the relationship of the farmhouse to it's wider setting is no longer evident and therefore of the same significance.

It could be said that the later additions and extensions to Clyst Hayes have had a detrimental impact on the significance of the Heritage asset and as they are in such close proximity to the building, these unavoidably negatively impact the setting of the Listed Building also. The character of the Listed Building has been significantly impacted by the development surrounding it.

What remains of importance and of special interest is the original building itself, as an example of traditional materials and 17th century vernacular architecture. The front elevation is clearly visible from Brook Lane and in good order. The remaining elevations are not visible at all from the public realm due to the mature and dense evergreen boundary hedgerows and the existing close board fence that run along the southern boundary of the property.

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6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale.

Following consultation with the Local Authority's Conservation officer through the pre application process, they have stated that the proposal is not considered harmful to the character or special interest of the Listed building.

The proposal is not visible from the Listed Building itself due to the existing outbuildings and mature vegetation obscuring the view between the Listed Building and the proposal.

The setting of the Listed Building has already been compromised by the development that has taken place immediately around it. The relationship of the farmhouse to it's historic setting as a farmstead with extensive land has changed considerably and is no longer evident. The scale of the proposed development is in keeping with the scale of the Listed building as well as the pattern of development within the local area and would not be visible from the Listed Building and barely visible from the public realm due to existing mature vegetation, close board fencing and the railway line. The proposal would not change the relationship or alter the scale that exists between existing buildings within the surrounding area.

The proposal would not impact the significance of the Listed Building or it's setting due to there being a visual and tangible barrier of buildings and high vegetation between the application site and the Heritage asset, and the preservation of the building itself and the historic materials would not be affected in any way by the proposal.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

The proposal is for a pair of two storey detached dwellings within generously proportioned plots, facing south-east, each with their own entrance gate that leads onto a shared landscaped area that includes parking and cycle storage for the new development.

The dwellings are mirrored, each having an L shaped plan and gabled pitched roof with one side of the roof forming a large overhang projection over the front entrance to provide a generous open porch area. The form and positioning of the dwellings aims to create it's own cluster per se, thus reflecting the characteristics of the local area, as a small self contained group of buildings, with typical gabled roof profiles and open overhanging eaves.

The proposed materials, scale and layout of the proposal aims to reflect a traditional building style and the nearby residential examples using traditional materials of timber weatherboarding, brick and clay tiles, thus following the local vernacular architectural language and respecting the rural setting of the site and the neighbouring heritage assets. The pair of buildings with pitched roofs in a pastoral setting is in keeping with the rural character of the broader group of buildings evident on either side of the railway line.

The proposed acoustic fence and additional native planting and landscaping proposals aim to further reduce the impact of the proposed development on the amenity and character of the surrounding properties as well as provide improved amenity for future occupiers of the site. The existing access crossover to the site would be retained, therefore eliminating the potential loss of established hedgerows and vegetation to form a new access point to the site.

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Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Appendix 1

To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid	
HER Consultation report attached	☐
HER Consultation report not considered necessary as confirmed in attached email from HER	☐
HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are: - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use	☒ ☐ ☐

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Guidance Notes

The Heritage Statement should identify all heritage assets potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The National Planning Policy Framework (NPPF) (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: Section 189 which states that:

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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For further information on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) National Planning Policy Framework (NPPF) (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) Planning Policy Guidance (PPG) (especially 18a, paragraph 001-063)
- Historic England (2015) Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment
- Historic England (2015) Good Practice Advice (GPA) note 3 The Setting of Heritage Assets

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Setting of a heritage asset: 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.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)