

Built Heritage Assessment

Lower Broadbridge Farm, Five Oaks Road, Broadbridge Heath

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Built Heritage Statement

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Executive Summary

- Taylor Wimpey is preparing a reserved matters planning application for 133 new homes at Lower Broadbridge Farm, Broadbridge Heath (the Site). Outline planning permission was granted in March 2024 for up to 133 dwellings, of which 45% will be affordable housing, with vehicular and pedestrian access from Five Oaks Road (APP/Z3825/W/23/3321658). A Section 73 application in relation to removal of conditions on water neutrality was granted in January 2025 (DC//25/1886)
- This Reserved Matters application pursuant to Condition 4 of planning permission ref. DC/25/1886 is for the erection of 133 dwellings, with appearance, landscaping, layout and scale to be considered.
- In terms of designated heritage assets, there are no World Heritage Sites, Scheduled Monuments, Historic Battlefields, conservation areas, or listed buildings within the study Site. There are three listed buildings to the immediate north and west of the Site, which forms part of the setting of these buildings.
- Lower Broadbridge Farmhouse (Grade II)
- Mill House (Grade II)
- Mill Cottage (Grade II)
- A previous Heritage Assessment submitted with the outline planning application (Turley 2022) identified the potential for adverse effects to arise in relation to the setting of these listed buildings. While it was acknowledged at Appeal that the change from an open field to developed land would alter the setting, the adverse effects of this change were deemed to be less than substantial and in the balance of application these low adverse effects were generally acceptable, when weighed against the public benefits of the proposal.
- This report reviews the 2022 application material and decision and considers the potential for any changes arising through detailed development of the Site to impact on designated Built Heritage Assets within the Study Area, noting that the developed design remains largely comparable to the outline plan already approved.
- In relation to built heritage, the proposed outline plan for development was approved subject to conditions regarding lighting only (APP/Z3825/W/23/3321658 Condition 18). As part of the Section 73 application, This condition is also associated with a condition for broader environmental consideration (ecological lighting condition 19). This is considered appropriate, as management of lighting for broader environmental and ecological purposes will also assist in reducing potential adverse effects on neighbouring heritage assets through changes to their nighttime setting.
- In conclusion, it is considered that the development proposals show only minor modifications from the outline plan and will generate no additional adverse impacts on the significance of identified Built Heritage Assets above and beyond those impacts identified in the Outline application, which was granted in March 2024.

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1 Introduction

- 1.1 This Built Heritage Statement has been prepared by Tetra Tech Consulting Limited on behalf of Taylor Wimpey South Thames Limited ("the Applicant") to support a Reserved Matters planning application for land north of Five Oaks Road, Lower Broadbridge Farm, Broadbridge Heath (the 'Site'). The Site comprises a 7.1ha area of land centred on National Grid Reference (NGR) SU 41990 19255. The Site lies within the administrative area of Horsham Borough Council. Outline planning for 133 homes and associated infrastructure was granted at appeal in March 2024 (APP/Z3825/W/23/3321658). Following this a Section 73 Application DC/25/1886 removed water neutrality conditions.
- 1.2 In accordance with relevant national and local policy and guidance on heritage assets and planning, this assessment draws together the available, historical, topographic and land-use information to clarify the heritage assets that are considered relevant to the Site.
- 1.3 This assessment considers those reserved matters for detailed design, which relate to appearance, scale, landscaping and layout, that may result in effects on heritage assets through changes to their setting.
- 1.4 The Built Heritage Statement comprises an examination of evidence held on the National List of Heritage Assets, managed by Historic England, along with other sources, including the 2022 Turley Built Heritage Assessment which accompanied the original application.
- 1.5 The findings of this report are based on the known conditions at the time of writing, and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.
- 1.6 HER data has a time limit of 12 months from the original search date and cannot be relied on after that.

2 Planning Background & Development Plan Framework

- 2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated¹.
- 2.2 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

Legislation

- 2.3 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.4 The relevant legislation in this case extends from section 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.5 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.6 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.
- 2.7 Section 69(1) of the Act requires LPAs to 'determine areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance' and to designate them as conservation areas. Section 69(2) requires LPAs to review and, where necessary, amend those areas 'from time to time'.
- 2.8 For development within a conservation area section 72 of the Act requires the decision maker to pay 'special attention [...] to the desirability of preserving or enhancing the character or appearance of that area'. The duty to give special attention is considered commensurate with that under section 66(1) to give special regard, meaning that the decision maker must give considerable importance and weight to any such harm in the planning balance. However, unlike the parallel duty under section 66, there is no explicit protection for the setting of a conservation area.

¹ (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)

National Planning Policy

- 2.9 National Planning Policy Framework (Department for Levelling up Housing and Communities, December 2024).
- 2.10 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.11 It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.
- 2.12 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource and should be conserved in a manner appropriate to their significance'.
- 2.13 For proposals that have the potential to affect the significance of a heritage asset, paragraph 207 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 208, which requires LPAs to take this assessment into account when considering applications.
- 2.14 Under 'Considering potential impacts' paragraph 212 states that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.15 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.16 Paragraph 216 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.
- 2.17 Paragraph 219 notes that local planning authorities should look for opportunities for new development within conservation areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It also states that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.
- 2.18 Furthermore, paragraph 220 states that not all elements of a conservation area or World Heritage Site will necessarily contribute to its significance. When determining the impacts arising from the loss of a building or element that does positively contribute, consideration should be given to the relative significance of that building and the impact to the significance of the conservation area or World Heritage Site as a whole.

National Guidance

National Planning Practice Guidance (DCLG)

- 2.19 The National Planning Practice Guidance (NPPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.20 The NPPG defines the different heritage interests as follows:
- archaeological interest: As defined in the Glossary to the National Planning Policy Framework, 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.
- 2.21 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.22 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA1: The Historic Environment in Local Plans (March 2015)

- 2.23 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.24 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

- 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 balanced with the need for change; and
- Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.25 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.26 As with the NPPF the document defines setting 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’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.27 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.28 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.29 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.30 Historic England recommends using a series of detailed steps to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views contribute to the significance of a heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.31 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.32 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.33 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are archaeological interest, architectural interest, artistic interest and historic interest.

HEAN07: Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note (2021, 2nd ed).

- 2.34 Local heritage lists are established by local authorities to identify and manage risk to places that have recognisable heritage value at the local level, but which may not meet the criteria for designated as nationally significant heritage assets. This guidance note sets out processes and guidance for local authorities around identifying non-designated heritage assets (NDHAs) and provides criteria for assessing potential NDHAs. a 3rd edition of this document was circulated for consultation in 2025.

Local Planning Policy

Horsham District Planning Framework 2015

- 2.35 The Horsham District Planning Framework [HDPF], adopted in November 2015 remains the starting point for the assessment of this proposal, with specific reference to the following policies relating to Heritage:

Spatial Objectives:

Objective 9

To safeguard and enhance the character and built heritage of the district's settlements and ensure that the distinct and separate character of settlements, are retained and, where possible, enhanced and amenity is protected.

Policies

Policy 2: Strategic Policy: Strategic Development.

Recognise and develop Horsham town's role as the primary town for the District, promoting its historic function as a market town and safeguarding its compact and attractive character, and complemented by rationalisation and redevelopment at Broadbridge Heath Quadrant.

Policy 34 - Heritage Assets and Managing Change within the Historic Environment

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.

- 2.36 Also for consideration is the emerging Horsham District Local Plan 2023-2040, though these policies are considered with limited weight, until the planning process is further advanced:

Horsham District Local Plan 2023–2040

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 deskbased 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.

Previous Planning history and consultation

- 2.37 The Outline Planning application for the Site was approved on appeal in March 2024 (APP/Z3825/W/23/3321658). A Section 73 application in relation to removal of conditions on water neutrality was granted in January 2025 (DC//25/1886). The proving plan for detailed design was tabled as part of pre-application meeting undertaken in November 2025. The following feedback to the draft detailed design was provided by the LPA in written response, with regard to the design change (22nd January 2026 ref: PE/25/0222):

'HDC Officers consider the scheme as shown on the Proving Layout REV D (drawing no. 7564-SKD01 Rev D) demonstrates substantive compliance with this description. However, a northward 'creep' of built form (units 66 – 71 inclusive) shown on Parameters Plan Underlay (drawing no. 7564-SK-06) is noted, shown below. As discussed at the pre-app meeting, the Appeal Inspector in his reasoning did not give considerable attention to the northern limit of the developable area in the central west of the site as a key matter, determinative to the acceptability of the proposal. Nonetheless, whilst the Council's Landscape Architect has not objected to this suggestion, it is still a breach of the parameter plan and as such it is strongly advocated that its acceptability is balanced by enhancements (not just mitigation to harms) to the layout elsewhere on the site (discussed in detail below) as a quid pro quo'.

and also, with respect to the private lane and public ROW leading to the River Arun and past the listed buildings:

'The Appeal Inspector identified that trackway leading to the A281, past Lower Broadbridge Farmhouse (and the River Arun, which flows southwards) assists with an understanding of the setting (historic functions) of the listed buildings. The Inspector also identified the following harm: There would be a change in the character of the site from where the public footpath adjoins the A281 until shortly before the entrance to the commercial uses at Lower Broadbridge Farm due to the proposed dwellings in this location. Although the dwellings would be separated from the footpath by a narrow area of landscaping, the open views across the fields from this location would be replaced by views of the proposed dwellings. This would be harmful to the semi-rural character of the footpath that the local community currently enjoys (para 136) Whilst the pre-app Proving Plan drawing shows a looser arrangement than at Outline stage, this was indicative and there should be further surgical refinement to this area, as the landscaping is narrow or non-existent at points along the stretch of track, such as the plot demise of unit 75 abutting the track.'

- 2.38 These considerations are considered through the detailed design process. For example, more landscaping provision is provided along the ROW and lane. These changes are discussed in section 6 below.

3 Site Description

Location and Topography

- 3.1 The Site (Fig.1) is located adjacent to Five Oaks Road, Broadbridge Heath, Horsham RH12 3LN, between the junction with the A281 / Broadbridge Way to the north and the A264 to the south. To the west the Site is bounded by wetland adjacent to the River Arun. The northern boundary of the Site is established by a single lane carriageway and public right of way (ROW), leading to the river and nearby properties at Broadbridge Farm and Mill House. The southwestern boundary of the Site is bounded by a private lane accessing properties west of the Site and the River Arun. the boundaries of the Site are generally lined with hedgerows and mature vegetation along the south, west and east, and more open to the north along the line of the ROW. The Site slopes gently to the south and west towards the river wetlands.
- 3.2 There is existing, more urban commercial and residential development to the east and northeast of the Site, and Five Oaks Road connects two busy A-Roads, via a roundabout network. Plates 1 to 4 demonstrate the current condition of the Site at the time of Site visit on 23 January 2026.

4 Historical Background Summary

4.1 A detailed historical background is provided in the original application documents (Turley 2022) and is not repeated here in full. A summary historical background is provided for context to the Site and its contribution to Significance of the relevant Heritage Assets identified in Section 5 below.

- In the 16th century: Mill House constructed close to bank of River Arun, which runs to the west of the Site.
- During the 17th century Lower Broadbridge Farmhouse built. By the Mid-18th century, the Site formed part of the Strood Park Estate.
- Also during the Mid-18th century, a corn mill and Mill Cottage were constructed on the River Arun; the mill could have replaced an earlier structure, given the 16th century date of Mill House.
- By 1886 the Site had been divorced from the Strood Park Estate and sold off in separate plots.
- Between 1913–1949, three individual, detached houses were constructed to the south-west of the Site (now Arun House, The Paddocks and Mill Mead).
- Around 1960 the cornmill was largely demolished and replaced by a garage structure, though some elements of the mill race and river wall possibly survive.
- Between 1963–1983 the historic farmstead complex associated with Lower Broadbridge Farmhouse was replaced by large-scale agricultural buildings. these have subsequently been converted to office space, industrial storage and distribution.
- Between 1982–83 a modern bungalow was constructed on the historic farmstead site; and extensive works undertaken to the domestic curtilage of Lower Broadbridge Farmhouse, potentially to separate this building from the farmstead in terms of ownership and function.
- In 1995 planning permission granted to use the former farmstead as a storage and distribution centre in connection with the quarry at Theale Farm.
- During the late-1990s to early-2000s significant change occurred with the construction of new A281, bypassing the historic Five Oaks Road.
- By 2010 further change is noted with the construction of suburban housing to the east of the Site, resulting in a new rural-urban fringe to the historic, rural landscape.

4.2 This pattern of change has resulted in the current environment as assessed in the outline planning application and which is the basis for the detailed design response.

5 Assessment of Significance

- 5.1 Existing national policy guidance (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 5.2 In accordance with paragraph 207 of the NPPF, GPA03 and Horsham Plan, this report considers the potential for the Site to contribute to the significance of the designated heritage assets and their settings, within the vicinity of the Site. For the purposes of identifying this contribution, The report considers only those assets deemed affected through the previous appeal process. No additional built heritage assets are identified, either designated or non-designated.

Designated Built Heritage Assets

- 5.3 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within the Site.

Listed Buildings

- 5.4 The nearest designated built heritage assets are in the vicinity of the Site to the north and west, along an access land and public Right of Way (ROW) leading to the River Arun and fields beyond.
- 5.5 The official listing descriptions are included in Appendix 1 for the following Listed Buildings, which are those assets determined to be affected by the proposal through the outline application and subsequent appeal process:
- Lower Broadbridge Farm (NLHE Ref: 1354202). See Plates 5 to 6 and Appendix 1

Heritage Significance

The listed building is recognised through its Grade II designation as being of special architectural and historic interest. Primarily, it is a substantial, stone-built 17th century farmhouse, illustrating traditional vernacular stone construction in Sussex during the early-Modern period. The surviving planform of the farmhouse reflects its original function and the historical importance of agriculture in the society and economy of Sussex.

The listed building is constructed using high-quality materials and craftsmanship in the local vernacular, including a stone slab tile roof of Horsham stone. The prominent brick chimney stacks elevate the roof form. The size and scale of the farmhouse, as well as the retention of extensive high-quality details, indicate that it was a high-status building at the time of its construction, and reflects the documented phase of prosperity, and associated aggrandisement, at Lower Broadbridge Farm in the early 17th century. The retention of historic plan form and detailing results in a high degree of authenticity that forms the basis for its recognition as a building of special architectural and historical interest. While there has been development and urbanisation over time, the building's origins as a higher-status farmhouse remain legible and understood.

The listed farmhouse derives group value from its relationship to the nearby Mill House and Mill Cottage (Grade II listed buildings), which are examples of historic, domestic properties, and share characteristics in terms of their rural building typology and vernacular character and allow for a better understanding of the formerly isolated rural location. There appears to have been no direct historical or functional relationship

between Lower Broadbridge Farmhouse and the nearby Mill House and Mill Cottage, beyond having been owned by the same person in the mid-19th century².

Contribution of the Site

Most of the Site comprises part of the historic, agricultural landscape that was formerly associated with Lower Broadbridge farmhouse. The historic fields within the Site have been amalgamated into a single, large field, which has a more modern character, and which is strongly influenced by the Five Oaks Road frontage, roundabouts and suburban housing developments to the east and north. This recent development lends the southern part of the Site a 'settlement edge' character, however, in broad terms the continuing agricultural/arable setting makes a positive, albeit altered and limited, contribution to the significance of the historic farmhouse.

The western boundary of the Site is defined by a dense tree belt, and ditch/pond network associated with the River Arun. The mature boundary vegetation screens the 20th century detached houses located near to the western edge of the Site, and the private access road connecting to the A281. The land beyond the tree belt, as well as the south-westernmost field within the Site, were historically, associated with the mill and associated Mill Cottage / Mill House buildings to the north, rather than to Lower Broadbridge Farmhouse. The dense tree boundary/marshland also creates a strong physical and visual separation from the farmhouse. This formally rural setting has eroded over time, especially with the construction of the A281 and modern housing developments to the east and north.

- Mill House (NLHE Ref: 1026936) See Plate 7 and Appendix 1

Heritage Significance

The listed building is recognised through its Grade II designation as being of special architectural and historic interest. The listing entry describes Mill House as originally dating from the 16th century, with a 19th century wing.

Mill House derives group value from its relationship to the nearby Lower Broadbridge Farm and Mill Cottage (Grade II listed buildings), which share characteristics in terms of their rural domestic building typology and vernacular character and this group relationship provides an understanding of the formerly isolated rural location of these properties. Mill Cottage is also nearby, and the historical location and remains of Slinfold Mill, which is the origin of the 'Mill' name. The whole property was, historically, under the ownership of the Strood Park Estate, before this was broken up and sold off in separate lots, in 1886.

Contribution of the Site

The setting of the Site contributes to the understanding of Mill House as a historical rural building originally surrounded by farmland and wetland adjacent the River Arun. The southwestern field within the Site was originally historically associated with the Mill. This rural setting has eroded over time, with development of roading infrastructure, commercial and residential development to the east of the site.

² Turley 2022.

- Mill Brook Cottage (NLHE Ref 1180894) See Plate 8 and Appendix 1

Heritage Significance

The listed building is recognised through its Grade II designation as being of special architectural and historic interest. The List entry identifies that Mill Cottage dates from the 18th century. According to its list entry, Mill Cottage was originally the mill building, which was later converted into a house; however, the 1843 tithe map shows that the former mill building was located directly adjacent to the River Arun, and that Mill Cottage was a separate entity; perhaps providing lower-status accommodation or outbuildings to the principal Mill House.

Mill Cottage derives group value from its relationship to the nearby Lower Broadbridge Farm and Mill House (Grade II listed buildings), which share characteristics in terms of their rural domestic building typology and vernacular character and this groups relationship provides an understanding of the formerly isolated rural location of these properties. Mill Cottage is also adjacent to the historical locations and remains of Slinfold Mill, which is the likely origin of the cottage name, though these may have been outbuildings associated with Mill House, rather than the original location of the Mill as suggested by the Listing description, according to the Turley 2022 Assessment.

Contribution of the Site

The setting of the Site contributes to the understanding of Mill House as a historical rural building originally surrounded by farmland and wetland adjacent the River Arun. The southwestern field within the Site was originally historically associated with the Mill. This Rural setting has eroded over time, with development of roading infrastructure, commercial and residential development to the east of the site.

- Slinfold Mill (Remains of – not designated) See Plate 9

This structure is historically associated with the Mill Cottage and Mill House. It lies immediately southwest of the cottage. It has been largely demolished and rebuilt as a garage in the 20th century, though a portion of the Mill Race and river wall apparently survive adjacent the River Arun. The immediate setting of the river beyond the Site is the relevant location to experience the remains of the structure and the Site does not have any contribution to the understanding of the remnant structure. It is referenced here for completeness.

Field Place (NLHE ref: 1026916)

Heritage Significance

The Grade I Listed Field Place is briefly noted in the 2022 Turley Assessment. It is of exceptional significance as a particularly early survival (c. 13th century) of a high-status medieval hall house. It also derives special historic interest from its strong and well-documented association with the well-known poet Percy Bysshe Shelley. The setting of Field Place includes its immediate domestic curtilage, together with the wider historic homestead, the surrounding estate lands, and more widely, the historic rural landscape of Sussex with the nearby settlements of Broadbridge Heath and Horsham.

Built Heritage Statement

The Turley 2022 assessment considered that, due to distance and intervening development, the Site provides no meaningful contribution to the significance of Field place, and this was borne out through the appeal process. It is not considered further in this report. It is referenced here for completeness.

6 The Proposed Detailed Development & Review of Potential Development Impacts on Built Heritage

Proposed Development

- 6.1 The development proposals pursuant to Condition 4 of planning permission ref. DC/25/1886 is for the erection of 133 dwellings, with appearance, landscaping, layout and scale to be considered. The detailed layout has evolved through an iterative design process, informed by site constraints, surrounding context, technical requirements, and placemaking principles. The Design and Access Statement prepared by ENCE Architecture provides the following considerations:
- Careful consideration has been given to the relationship between built form, movement routes, landscape features, and listed buildings nearby.
 - The development has been structured to create a clear and legible layout, with a defined street hierarchy and well connected routes that integrate with the wider area.
 - Building positions have been arranged to provide active frontages, natural surveillance of streets and open spaces, and a strong sense of enclosure where appropriate.
 - The disposition of dwellings has also responded to environmental factors, including boundary treatments, existing vegetation, drainage requirements, and amenity considerations.
 - Adjustments to plot orientation and density have been made to optimise the layout while maintaining a high-quality residential environment.
 - Overall, the final layout represents a balanced response to technical constraints and design aspirations, delivering a cohesive, well-connected, and contextually appropriate development.
- 6.2 The detailed development proposals are illustrated on Figure 2.

Review of Potential Development Impacts on Designated and Non-Designated Heritage Assets

Appearance and Landscaping

- 6.3 Pursuant to Condition 4, noted above, the DAS provides additional detail and commentary on architectural appearance and landscaping. Where this is relevant to the BHS, it is discussed below. Material choices include reference to the architectural form of the listed buildings. Their use of materials and their relationship to the rural setting are noted as important considerations in informing the design approach, which:
- Maintains separation of built form with open landscaping to the northern paddock, and retention of existing hedgerows to the Site boundaries. Across the Site, the careful layering of native trees, hedgerows, and varied planting reinforces existing vegetation and enhances local habitats, softening the built form and retaining area of open space.
 - Throughout the development, dwelling heights are a mix of 2 and 2.5 storeys. Garages are 1 storey. Eaves lines for 2 storey dwellings will be at first floor window head with 30-45

degree roofs predominantly used to maximise the visual quality of the development whilst keeping massing as low as possible.

- The 2.5 storey dwellings are positioned through the middle of the site and 2 storey dwellings around the northeastern perimeter and the southwest corner. The reduction in dwelling height helps to reduce visual dominance towards the site boundary and public open space.
- the DAS identifies a palette of traditional material types for use within the three character sub-areas, including red brick, mathematical tile (wall cladding) and roofing tiles. This material palette takes cues directly from the Listed Buildings to the north of the Site, which predominantly use red or light brown/buff bricks, stone (including Horsham stone slates for roofing) and ceramic tiles with timber window joinery.
- The proposed palette also responds to local architectural character and form, which commonly includes red and brown brickwork, brick bands, varied roof forms (gables, hips, dormers), and a mix of brown and grey roof tiles. Other details of note include occasional chimneys, tile hanging, brick window headers and horizontal timber weatherboarding, typically painted or stained in shades of white or black.
- Specifically, the 'Green Edge Character Area' is that sub-area which has the greater interface with the setting of the Listed buildings to the north. In this sub-area, the following design approach has been proposed, to create an urban-rural edge:

The Green Edge character area is positioned on the northwestern part of the site, facing the open public space and the western site boundary. The dwellings in this area consist of semi-detached and detached dwellings ranging from 2 bedroom houses to 4 bedroom houses. All the dwellings in this area are 2 storeys which help to ease the scale of the development towards the public open space and the rural edge. This area is designed to be low density with the majority of houses being detached. The materials specific to this character area include brown multi-brick, red tile hanging and brown roof tiles. The limited material palette in this area helps to distinguish the edge of the built form within the development. This character area is the only area in the site which uses red tile hanging, making it easily identifiable

Layout and Scale

- 6.4 The general layout is largely maintained from the parameters plan. Residential dwellings consist of detached or semi-detached properties of up to 2.5 stories to provide a range of living types. The proposed scale is consistent with more modern development within the vicinity, and also with historical buildings.
- 6.5 Comparison with the approved application plans was undertaken, with consideration of appearance, landscaping, layout and scale (Plate 10). The following is noted:
- the overall masterplan design is largely comparable with the approved outline parameter plan, with some modifications to exact locations of housing lots and infrastructure, to accommodate specific infrastructure requirements such as vehicle tracking, and to address conditions, for example, tree protection and the erection of acoustic fencing/barriers.
 - The character approach is to divide the Site into three sub-areas, which reduces the perceived dominance of new development within the wider setting of the listed buildings to the north.
 - There is no concern with scale generally as this is consistent with the outline application

- With regard to layout, the only change of note in relation to built heritage is the slight reconfiguration of the building lots further toward the north, along the west boundary. This is primarily required to provide better roading arrangements and so that properties have active frontages to the street. In pre-application, it was noted by the LPA in the January 2025 pre-application response that:

‘as discussed at the pre-app meeting, the Appeal Inspector in his reasoning did not give considerable attention to the northern limit of the developable area in the central west of the site as a key matter, determinative to the acceptability of the proposal’

Nonetheless, whilst the Council’s Landscape Architect has not objected to this suggestion, it is still a breach of the parameter plan and as such it is strongly advocated that its acceptability is balanced by enhancements (not just mitigation to harms) to the layout elsewhere on the site (discussed in detail below) as a quid pro quo.³

- This change results in a minor reorientation of the northern swale/soakage and brings the road alignment slightly further north as it approaches the western Site boundary. The change does not bring development further north than the most northerly lot on the eastern boundary, which is consistent with the outline plan.
- In addition, Plots 74 - 75 have been combined to form a single dwelling. This was in response to concerns over landscaping provision along the northeastern site boundary close to the ROW and private access lane leading to the properties containing the Listed buildings, as noted in the Pre-application advice (See Section 2.37 above).
- Changes to the southern portion of the Site and the south-eastern frontage to Five Oaks Road are also apparent, but the re-organisation of this quarter creates no additional heritage concerns because the location is sufficiently distant from the listed buildings that any minor difference in Lot location does not change or alter the experience of the listed buildings above and beyond what is already consented for the Site.

Effects on Grade II Listed buildings – Lower Broadbridge Farm, Mill House and Mill Cottages

6.6 Based on the above analysis the development proposals will continue to generate some adverse effects at the low end of the spectrum of ‘Less than substantial harm’ through changes to the setting of Lower Broadbridge Farm, Mill House and Mill Cottage as noted during the appeal process. However, the decision outcome was that on balance this level of adverse change was acceptable and the slight modification from the established parameter plan does not introduce any development.

6.7 Regarding outline planning conditions, in relation to heritage, Condition 20 required specific lighting management to reduce the potential for adverse effects from the residential development on the setting of the three Listed Buildings. through the S73 application, this condition has been revised in terms of numbering and is now condition 18. The revised Condition 18 of the S73 Permission is given below:

Condition 18

No part of the development hereby permitted shall be occupied until a scheme of measures to eliminate and/or minimise light pollution resulting to nearby heritage assets has been submitted to and approved by the Local Planning Authority in writing. The approved measures shall be implemented in advance of the first operation of street-lighting and shall subsequently be retained as approved.

³ Horsham District Council January 27 2026. Pre-application Letter ref PE/25/0222. pg 6, para 1f

- 6.8 When considered in the context of existing development and lighting of the A281 Road and roundabout junctions, it is apparent that there would be existing glow from street lighting, commercial and residential development generally. It is also noted that there are additional conditions relating to lighting to manage ecological effects (Condition 19). In reality, the response to the wider environmental requirements as suggested for ecology, will also practically manage effects to the setting of Heritage Assets, north of the Site.
- 6.9 Given the northernmost rows of housing will substantively block direct light sources from the bulk of the development, it is the treatment of these lots and Road 08. that has most potential to generate adverse effects arising from lighting. Lighting design plans also indicates that Road 07 streetlights may generate low levels (down to 0.2 Lux) at the eastern end which may potentially spill light onto the ROW. This light will be focused downwards, rather than outwards, however, and this can be further controlled through bespoke design and use of deflector plates.
- 6.10 In this regard, the proposed use of condition 18, the provision of open space to the northern portion of the Site and associated enhanced landscaping to the ROW boundary and open space, will also provide for management of nighttime lighting to reduce any potential adverse night-time effects on setting of nearby listed buildings. It is further noted that the lots on Road 07 at the northeastern edge closest to the ROW (lots 73-75) have their primary elevations addressing the street away from the Site boundary, with rear gardens facing towards the ROW, providing further opportunities for private planting and screening of light sources. Additionally, it is anticipated that occupants will generally employ blinds/curtains or other privacy means which will also reduce the potential for light pollution.
- 6.11 Residual lighting considerations, for example to control light levels at Lots 76-77, may be managed through control of lux levels and covenants attached to specific lots regarding for example to control external security lighting. However, based on the limited light spill evidenced from the street lighting contours, it is not anticipated that these two properties would generate any significant adverse effects to heritage values.

7 Summary & Conclusions

- 6.1 The Site at Lower Broadbridge Farm, Five Oaks Road, Horsham, is submitted for development as a residential scheme. The development proposals at the Reserved Matters Stage comprise up to 133 dwellings, of which 45% will be affordable housing, with vehicular and pedestrian access from Five Oaks Road (APP/Z3825/W/23/3321658). A Section 73 application in relation to removal of conditions on water neutrality was granted in January 2025 (DC//25/1886)
- 6.2 In terms of designated built heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wrecks or Historic Battlefields lie within the study Site or its direct vicinity. There are no listed buildings or conservation areas within the Site. However, The Site is considered to form part of the setting of three Grade II listed buildings in the near vicinity. these are the Lower Broadbridge Farmhouse, Mill House and Mill Cottage.
- 6.3 Comparison of the detailed design submitted for this Reserved Matters application and the approved parameters plan demonstrates a high degree of conformity with the approved plan, in terms of the general layout and organisation of the Site. Specifically with regards to built heritage, there is some minor adjustment of building plots locations to the northern area of the Site; the bulk of the northern area of the Site remains open however, providing an open space buffer which is appropriate 'embedded mitigation' with regard to the identified level of 'Less than substantial harm' arising from changes to the setting of the three nearby listed buildings.
- 6.4 This minor modification to the parameters plan has been discussed with the Local Planning Authority and their Heritage Advisor through the pre-application process. The feedback from this response is included in Section 2 above and considers that no additional adverse impact arises from this modification, and the degree of 'less than substantial harm' already decided upon through the appeal process is not increased as a result.
- 7.1 Based on the above analysis the development proposals are assessed as having no additional or cumulative impact on the setting of Designated heritage assets including Lower Broadbridge Farm, Mill House and Mill Cottage.
- 6.5 It is therefore considered that there are no additional built heritage constraints arising from detailed development proposals at the Reserved Matters application stage. From a built heritage perspective, the outcome of the detailed design is equivalent to that already determined through the approval of outline planning consent.

Sources Consulted

General

British Library
Sussex Historic Environment Record
The National Archive
National Monuments Record

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>
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Domesday Online – <http://www.domesdaybook.co.uk/>
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Ministry of Housing, Communities & Local Government, 2021, National Planning Policy Framework
Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

Built Heritage Statement

Turley 2022. Heritage Statement Land at Lower Broadbridge Farm (Southern Parcel), Broadbridge Heath, Horsham, West Sussex April 2022

Cartographic

2010 Aerial Photograph (Google Earth)

2021 Aerial Photograph (Google Earth)

2022 Aerial Photograph (Google Earth)

2024 Aerial Photograph (Google Earth)

PLATES



Plate 1: Subject Site looking W from southern boundary - Five Oaks Road junction with private access lane



Plate 2 Looking NW from SE boundary by Five Oaks Road



Plate 3: looking NW from Road boundary near A281 Roundabout



Plate 4: looking South from ROW opposite Lower Broadbridge Farm entrance



Plate 5. Lower Broadbridge Farm looking E



Plate 6. Lower Broadbridge Farm setting, looking E towards Site (on right of picture)



Plate 7: Mill House, looking N



Plate 8: Mill Cottage Looking N



Plate 9: 1960s Garage and possible remains of Slinefold Mill, looking N



Plate 10 comparison of approved outline (bottom) and detailed design (top) masterplans

FIGURES



Figure 1. Site Location Plan provided by ECE Architecture February 2026.



Figure 2. Detailed Masterplan Provided by ECE Architecture February 2026

APPENDIX 1: Site Records

LOWER BROADBRIDGE FARMHOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1354202

Date first listed: 22-Sep-1959

Date of most recent amendment: 28-Jan-1982

Statutory Address 1: LOWER BROADBRIDGE FARMHOUSE, BILLINGSHURST ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address: LOWER BROADBRIDGE FARMHOUSE, BILLINGSHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Horsham (District Authority)

Parish: Slinfold

National Grid Reference: TQ 14251 31337

Details

In the entry for SLINFOLD FIVEOAKS ROAD (off) 6/116 Lower Broadbridge Farmhouse

the address shall be amended to read BILLINGSHURST ROAD Broadridge Heath Lower Broadridge Farmhouse

SLINFOLD FIVEOAKS ROAD (off) 1. 5404 Lower Broadbridge Farmhouse

TQ 13 SW 6/116 22.9.59

II

2. L-shaped C17 house. Two storeys. Four windows. Ground floor coursed stone, above tile-hung. Horsham slab roof. Casement windows. Porch added. Massive brick stepped chimney breast at west end.

Listing NGR: TQ1425131337

Legacy

The contents of this record have been generated from a legacy data system.

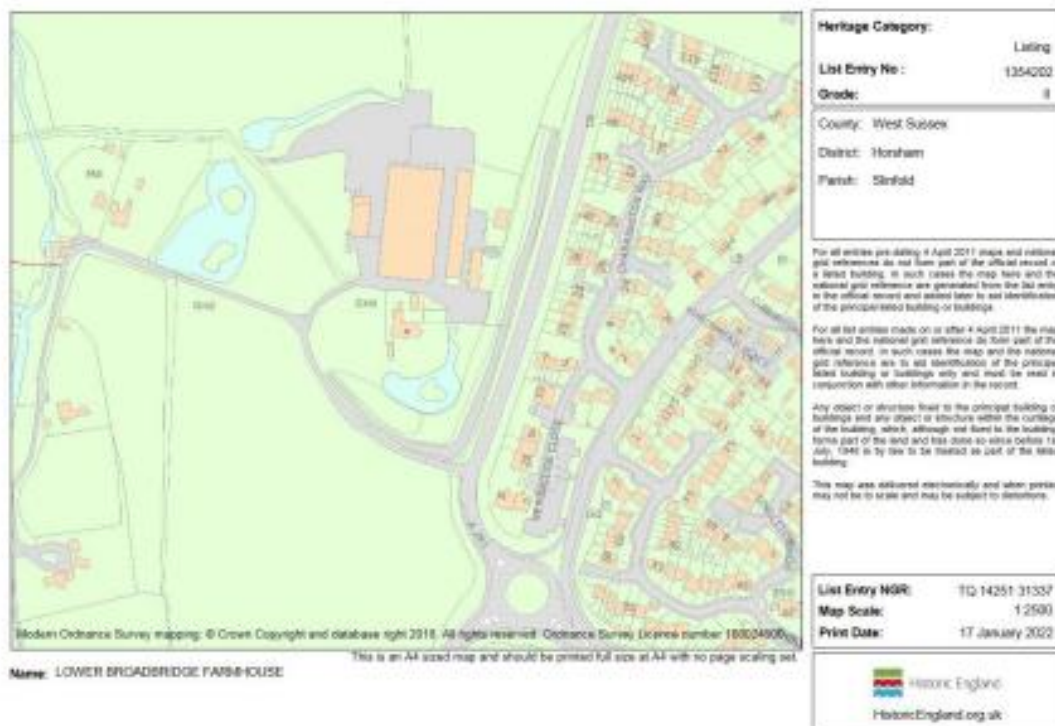
Legacy System number: 299552

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 17-Jan-2022 at 12:16:17.

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End of official list entry

MILL HOUSE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1026936

Date first listed: 22-Sep-1959

Date of most recent amendment: 28-Jan-1982

Statutory Address 1: MILL HOUSE, BILLINGSHURST ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address: MILL HOUSE, BILLINGSHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Horsham (District Authority)

Parish: Slinfold

National Grid Reference: TQ 14058 31415

Details

In the entry for SLINFOLD FIVEOAKS ROAD (off) 6/114 Mill House (formerly listed as Slinfold Mill)

the address shall be amended to read BILLINGSHURST ROAD Broadridge Heath

Mill House (formerly listed as Slinfold Mill)

SLINFOLD FIVEOAKS ROAD (off) 1. 5404 Mill House (formerly listed as Slinfold Mill) TQ 13 SW 6/114 22.9.59

II

2. L-shaped C16 timber-framed building with painted brick infilling, south front refaced in painted brick on ground floor and tile-hung above. Horsham slab roof. Casement windows. Two storeys. Three windows. C19 wing on east side.

Listing NGR: TQ1405831415

Legacy

The contents of this record have been generated from a legacy data system.

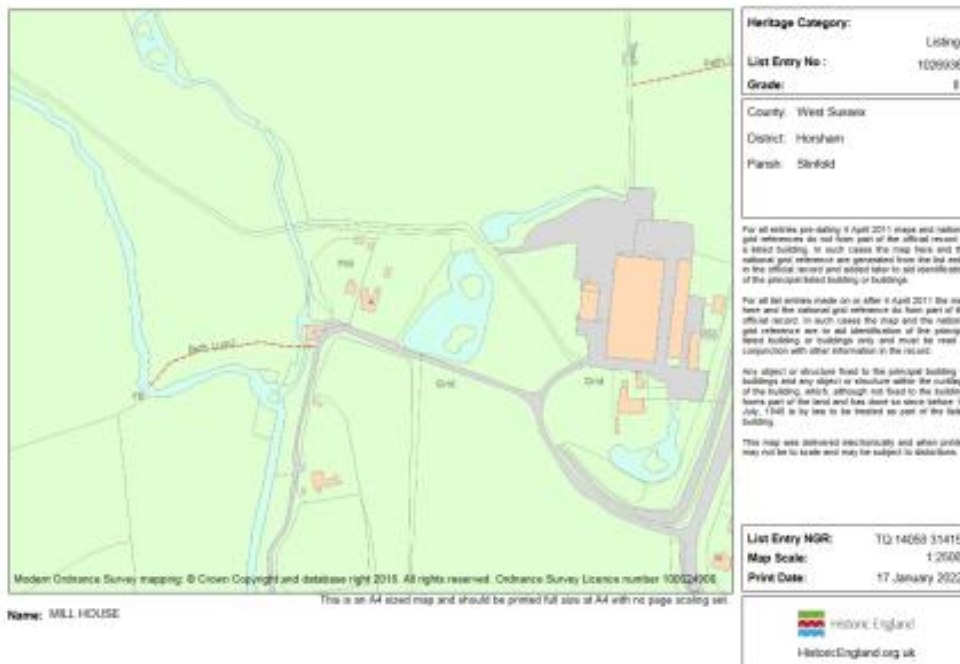
Legacy System number: 299550

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



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End of official list entry

MILL COTTAGE

Official list entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1180894

Date first listed: 28-Nov-1980

Date of most recent amendment: 28-Jan-1982

Statutory Address 1: MILL COTTAGE, BILLINGSHURST ROAD

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address: MILL COTTAGE, BILLINGSHURST ROAD

The building or site itself may lie within the boundary of more than one authority.

County: West Sussex

District: Horsham (District Authority)

Parish: Slinfold

National Grid Reference: TQ 14042 31424

Details

In the entry for SLINFOLD FIVEOAKS ROAD (off) 6/115 Mill Cottage

the address shall be amended to read BILLINGSHURST ROAD Broadridge Heath Mill Cottage

SLINFOLD FIVEOAKS ROAD (off) 1. 5404 Mill Cottage

TQ 13 SW 6/115

II

2. Originally the mill building, converted into a house. C18. Two storeys. Two windows. Coursed stone. Steeply-pitched hipped tiled roof. Casement windows.

Listing NGR: TQ1404231424

Legacy

The contents of this record have been generated from a legacy data system.

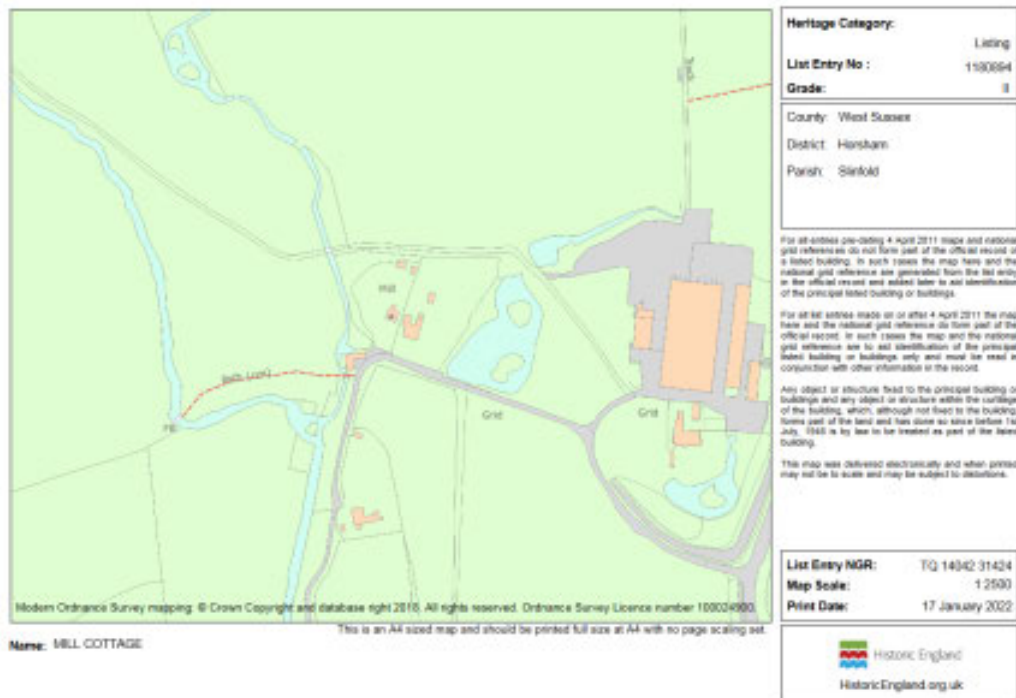
Legacy System number: 299551

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Map



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