

Built Heritage Statement

Land north of Rectory Lane, Ashington



Document status

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Date
1	Draft	Anthony Brown	Sally Dicks	Sally Dicks	June 2026
2	Draft	Anthony Brown	Sally Dicks	Sally Dicks	June 2026
3	Draft	Anthony Brown	Sally Dicks	Sally Dicks	June 2026
4	Final (updated masterplan and redline)	Anthony Brown	Sally Dicks	Sally Dicks	July 2026

Approval for issue		
Sally Dicks		8 July 2026

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Executive Summary

This Built Heritage Statement has been prepared in accordance with paragraph 207 of the National Planning Policy Framework, which requires 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.

The proposed development of the Site is defined within the outline application for up to 125 dwellings, access, public open space, associated landscaping, drainage, and highways infrastructure. All matters reserved except access.

No designated built heritage assets are located within the Study Site, nor does the Study Site lie within the boundaries of any designated Conservation Area.

The Grade II Listed West Wolves is located c.240m north of the Site and lies within the wider setting of the Site. Due to the assets proximate location to the Site, and the erosion of the agricultural field within the assets setting, the proposed development is considered to have the potential to cause a very low degree of less than substantial harm to the significance of the Grade II Listed Farmhouse.

The West Sussex Historic Environment Record (HER) records Rectory Cottage, which is located immediately south east of the Site, as a historical building. Its inclusion within the HER means that the building is considered to be a non-designated heritage asset, and as such should be taken into account when assessing the impact of the proposed development on the local historic environment. Following assessment, it is considered that the proposed development of the Site has the potential to have a low adverse effect on the local significance of Rectory Cottage.

In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm to a designated built heritage asset should be weighed against the public benefits of the proposals.

In accordance with paragraph 216 of the NPPF, a balanced judgement will be required when considering applications that directly or indirectly affect the significance of non-designated built heritage assets.

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1 Introduction

- 1.1 This Built Heritage Statement has been researched and prepared by Tetra Tech Consulting Ltd on behalf of Taylor Wimpey Strategic Land, a division of Taylor Wimpey UK Ltd, to assess the potential built heritage impacts arising from the proposed development of Land north of Rectory Lane, Ashington (henceforth referred to as the Site).
- 1.2 The Site comprises several large, irregular agricultural fields set within extant historical field boundaries.
- 1.3 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably GPA3: *The Setting of Heritage Assets* (Dec. 2017) has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historical research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.4 This Built Heritage Statement relates to built heritage matters only and should be read in conjunction with the other supporting documents that accompany this planning submission.
- 1.5 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.
- 1.6 This report satisfies the requirements of paragraph 207 of the NPPF and provides sufficient information to reach a decision in respect of built heritage matters.

2 Legislative and Planning Policy Framework

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes; designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 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.
- 2.3 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.
- 2.4 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.
- 2.5 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.
- 2.6 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*'.
- 2.7 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.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government December 2024)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 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.
- 2.10 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'*.
- 2.11 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.
- 2.12 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.13 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.
- 2.14 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.

National Guidance

Planning Practice Guidance (DCLG)

- 2.15 The Planning Practice Guidance (PPG) 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.
- 2.16 The PPG 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.

- 2.17 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

- 2.18 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)

- 2.19 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)

- 2.20 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:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. 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)

- 2.21 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) in order 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.
- 2.22 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.
- 2.23 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.
- 2.24 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.
- 2.25 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.

- 2.26 Historic England recommends using a series of detailed steps in order 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 make a contribution 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)

- 2.27 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).
- 2.28 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.
- 2.29 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.

HEAN 7: Local Heritage Listing: Identifying and Conserving Local Heritage (January 2021)

- 2.30 This advice supports communities and local authorities in introducing a local heritage list in their area or making changes to an existing list. The value of a local heritage list is reinforced when its preparation is informed by selection criteria, thereby encouraging a more consistent approach to the identification and management of local heritage assets across England, to the benefit of all, including community groups, owners and developers, and others who need to understand local development opportunities and constraints. A local heritage list can celebrate the breadth of the historic environment of a local area by encompassing the full range of heritage assets that make up the historic environment and ensuring the proper recording of local heritage assets.

Local Planning Policy

- 2.31 In considering any planning application, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

The Horsham District Planning Framework 2031

- 2.32 The Horsham District Planning Framework (HDPF) sets out the planning strategy for Horsham District, excluding the South Downs National Park Authority.
- 2.33 The HDPF was agreed in 2015 and sets out the districts planning strategy up to 2031, it includes the following policy regarding 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.*

Ashington Neighbourhood Plan (March 2021)

- 2.34 The Ashington Neighbourhood plan was issued in March 2021 and includes the following policy regarding Heritage Assets:

POLICY ASH4: LOCAL HERITAGE ASSETS

Development proposals affecting local heritage assets, either directly or indirectly, should respect the significance of the local context of the asset as well as the positive contribution that the heritage asset makes to local character and distinctiveness. It should be demonstrated how proposals will contribute to the conservation and enhancement of the heritage asset and its setting.

3 Historic Built Environment Appraisal

Introduction

- 3.1 This Section (3) provides an overview of the historical development of the Site and its vicinity, and identifies the relevant built heritage assets. Subsequently, an assessment of the significance of any relevant built heritage assets is given, including an assessment of the contribution of their setting and the Site to that significance.
- 3.2 All designated built heritage assets within a 1km radius of the Site (an area also referred to as the Study Area) are shown on Figure 2. This radius is considered proportionate to the nature of the proposed development to identify potentially relevant designated built heritage assets that may be affected by the proposals. Not all built heritage assets within this radius have the potential to be affected by the proposed development.
- 3.3 An assessment of the potential impacts of the proposed development on the significance of relevant built heritage assets is given in Section 4.

Historic Development

- 3.4 Ashington is recorded as a taxable manorial settlement by the Domesday survey of 1086 AD. The village remained a small, rural settlement into the 20th Century. A rail station opened in Ashington in 1872 but was closed in the 1960s. Though initially connected to the rail network, the settlement did not undergo considerable built expansion until the 1920s, following national trends of housing programs at the end of First World War. Further built expansion took place in the late 20th Century, though Ashington has retained its village character and has not been the site of notable commercial activity.

Historic Map Regression Exercise

- 3.5 The Cartographic evidence provides a clear thread for understanding how the Site and its immediate surroundings acquired their present character. The available mapping, spanning from the late 18th century to the present has been considered below.
- 3.6 The 1795 Gardner and Gream map of Sussex (Figure 3) illustrates approximate location of the Site, with its immediate and wider landscape comprising agricultural fields that lay northwest of Ashington's historical core. The overall landscape is shown to be predominantly rural agricultural, with a number of farmsteads providing the limited built form of the area. The nearest settlement to the Site is shown to be Ashington, with the settlement extending north into an area named Ashington Common. located to the east of the Site. The main connecting road between Ashington and '*Worminghurst*' (renamed Warminghurst in the modern period) skirts the Site, with the road providing an important route between the main settlement and the 13th Century Church of the Holy Sepulchre (now listed at Grade I. The church is shown on the map to form a small cluster of buildings that include Warminghurst Park and Manor house (now Grade II Listed). To the north of the Site, beyond the agricultural fields that flank the Site, is West Wolves Farmhouse (now Grade II Listed), illustrated on the map to form part of a three building farmstead. During the period that this map was published, the Site formed part of the

agricultural hinterland of Ashington, lying within an extended rural landscape characterised by small villages, scattered farmsteads and a smaller number of gentry seats.

- 3.7 The 1806 Ordnance Survey (Figure 4) once again indicates the approximate location of the Site due scale inaccuracies within the map. The area that covers the Site is shown to have remained as agricultural fields, with the surrounding landscape remaining predominantly rural-agricultural. Ashington is illustrated in mildly refined detail compared to Figure 3, with the urban coverage shown to have slightly increased. The area to the south east of the Site is shown to have been designated as parsonage land in relation to the 15th century Church of St Peter and St Paul (now Grade II* Listed) located within northwestern Ashington, south of the Site. Further west of the Site, an area of rural landscape has been designated as Worminghurst Park, with the area illustrated as a landscaped area, consisting of wooded areas, a lake, and designated footpath. The Park fully envelopes Wormington Manor.
- 3.8 The 1840 Washington, 1847 Ashington, and 1848 Warminster Tithe Maps (Figure 5) illustrates the Site and its vicinity in detail, with field boundaries and individual buildings clearly visible. However, the maps obtained for use within this report show a limited scope outside of the Site's boundaries. Despite this, it is clear to see the field layout within the Site following a series of 'Inclosure Acts' throughout the late 17th to mid-18th centuries, a movement started during the late 16th and early 17th centuries that gradually removed common fields and the communal Medieval field system, replaced by smaller enclosed fields that were sold into private ownership. Details of land ownership and purpose for these enclosures were recorded within the Tithe Apportionments. The Site is shown to cover four distinct enclosures (Plots 59, 60, 61 and 62), three of which are bounded to the south by the main road. A small residential building (Plot 64) is shown to lie immediately outside on the Site's southeastern boundary, on the opposing side of the road to the rectory (Plot 94). This building is later referred to as the now locally listed '*Rectory Cottage*'. The Tithe Apportionments show that the Site was assigned as Glebe Land associated, with the owner recorded as Reverend Robert Blakiston. The reverend is recorded to have lived within the rectory while acting as rector for Ashington, and from 1845 Wormington, covering the Church of the Holy Sepulchre (British History, accessed 08/06/2026). The Tithe Map also shows the detailed layout of West Wolves farmstead to the Site's north, with three buildings built around central courtyard, while two large farm outbuildings are shown to the field to the farmsteads south. The following table provides the plot details as they are recorded on the Tithe Apportionments:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
59	Reverend Robert Blakison (Glebe)	James Suter	Glebe Five Acres	Arable
60	Reverend Robert Blakison (Glebe)	James Suter	Glebe Three Acres	Arable

61	Reverend Robert Blakiss (Glebe)	James Suter	Glebe Lane Field	Arable
62	Reverend Robert Blakiss (Glebe)	James Suter	Flat Field	Arable
64	Kenny Lane	Norris Philip	House and Gardens	-
93	Reverend Robert Blakiss (Glebe)	Reverend Robert Blakiss (Glebe)	Parsonage House Offices	-
94	Reverend Robert Blakiss (Glebe)	Reverend Robert Blakiss (Glebe)	Garden	-

- 3.9 The 1875 OS map (Figure 6) illustrates the Site generally retaining its field shape and boundaries from the Tithe Maps (Figure 5). The north-eastern part of the Site continues in use as common or unenclosed pasture land. At this time, proximate built development remains limited to the farmsteads, rectory and cottages illustrated on the 1847 composite tithe mapping. To the southwest of the Site, a school complex of three buildings named the National School is shown to have been built. The Site is located outside of the historic core of Ashington, forming part of its agricultural hinterland.
- 3.10 There is little apparent change within the Site or its immediate vicinity on the OS map of 1897 (Figure 7). Ashington was connected to the rail network by this point but did not see considerable expansion until the 20th century, remaining a small agricultural settlement. To the east of the Site, the present Oast House Farm is named as Holmbush Farm. There is no notable change to the Site nor its immediate vicinity by the 1911 OS map (Figure 8).
- 3.11 The 1939 OS map (Figure 9) shows the rural landscape immediately south of the Site beginning to make way for urban development, with the construction of the several buildings on land formerly designated as Glebe Land, while the Rectory is referred to as 'Meiros'. The developments to the Site's south include a nursery and several cottages, including the Penn Gardens cul-de-sac of short terraces and semi-detached houses. The area to the north, east and west of the Site remains comprised of agricultural fields, although the urban extent of Ashington is shown to have expanded north and west from its historical core. Urban development to the north of Ashington is shown to be changing the character of the Ashington Common from a rural common to edge of settlement open space. To the north of the Site and east of West Wolves, there is a more limited increase in built development, with quarrying appearing to take place close to the Site's northern boundary. The component agricultural fields of the Site remain irregular and have not undergone extensive amalgamation in line with wider trends of agricultural mechanisation.
- 3.12 The 1973 OS map (Figure 10) illustrates the further built expansion of Ashington, with the south-eastern vicinity of the Site having become a suburban residential area and extensive agricultural development taking place to the north. Within the Site a large barn complex, forming part of Oast House Farm has been constructed across the former Ashington Common. Toward the centre of the

Site, the barn and hovel first illustrated on the 1847 composite Tithe mapping (Fig.4) has been demolished. In the north west and west, the vicinity of the Site continues to be characterised by agricultural land only.

- 3.13 The aerial photograph of 2001 (Figure 11) shows further built development to the south of the Site, which now lies at the edge of a much expanded, densely built space. The Site continues to retain its historic pattern of irregular fields and forms part of the agricultural hinterland between Warminghurst and Ashington. To the north of the Site a small development of retirement chalets has been established. This urban expansion Ashington is shown to have slowed to almost a halt by the 2019 aerial photograph (Figure 11), with the aerial image showing little change compared to the aerial image from 2001.

Site Assessment and Identification of Built Heritage Assets

Site Assessment

- 3.14 The Site comprises several large, irregular agricultural fields that have retained many of their historic boundaries (Plates 1-6). The extent of the planted boundaries together with the varied local topography give a variety of short, intermediate and long views across the Site and to the surrounding area.
- 3.15 The Site is entirely agricultural in character and lies at the immediate edge of the built area of Ashington, with Rectory Lane skirting the Site's southern boundary.
- 3.16 The Site does not contain any designated or non-designated built heritage assets.

Identification of Built Heritage Assets

- 3.17 A plot of designated built heritage assets within a 1km radius of the Site is given as Figure 2. This radius is proportionate to the scale of the proposed development and Site context to identify any designated built heritage assets with the potential to be affected by the proposed development. Not all designated built heritage assets shown on Figure 2 have the potential to be affected by the proposed development.
- 3.18 Built heritage assets that are not considered to have the potential to be affected by the proposed development (i.e. where the proposals have been assessed as not changing the way in which that asset is presently experienced or understood within its setting) are not carried forward for detailed assessment in Section 4. Specifically, a built heritage asset is not considered to have the potential to be affected by the proposed development where intervening distance, modern built development and other experiential barriers preclude the development from altering the present experience of that asset within its setting.
- 3.19 Within a 1km radial search of the Site there are 24 designated assets which together form the historic environment of Ashington and Warmington. Of these 24 designated heritage assets, two lie within the wider setting of the Site:

Grade II Listed West Wolves Farmhouse (NHLE Ref. 1286931) (Plates 9 and 10) located c.240m north of the Site, and

Grade II Listed Laurel Cottage / Orchard Cottage (NHLE Ref. 1191796) (Plates 11 and 12) located c.270m east of the Site.

- 3.20 Intervening buildings and vegetation prevent the Site from having any visual relationship with Laurel Cottage / Orchard Cottage nor does the Site have any historical relationship with the built heritage asset. Therefore, of the two nearby designated heritage assets, only West Wolves Farmhouse is considered to be relevant for detailed assessment below.
- 3.21 The Site historically formed part of the Ashington Parish's Glebe Land, as evidenced by the Tithe Map (Figure 5) and the Tithe Apportionments (section 3.8 of this report). This forms a historical relationship with the former rectory buildings, which now exists as a redeveloped building, immersed within the modern development immediately south of the Site, the Grade I Listed Church of the Holy Sepulchre (NHLE Ref. 1027448) (Plate's 13-15), located c.750m west of the Site, and the Grade II* Listed Parish Church of St Peter and St Paul (NHLE Ref. 1027442) c.585m south of the Site. However, this historical relationship exists only in documental form, with no tangible or legible relationship existing. The rectory to the south of the building is completely obscured by modern 21st century residential development, while intervening distance, hedgerows, and 20th century development prevents any identifiable relationship between the Site and the Church of St Peter and St Paul. Similarly, intervening distance and mature hedgerows between the Grade I Listed and the Site obscure any sense of tangible relationship between them, with the only long views of the Church's spire possible from the specific areas within the Site (Plate 15). Therefore, it is considered that neither the Church of St Peter and St Paul, nor Parish Church of the Holy Sepulchre are at risk of harm from the development of the Site and thus are not carried forward for further assessment within this report.
- 3.22 The Horsham Local List does not identify any buildings located near to the Site as being locally significant. However, the building immediately south east of the Site, namely Rectory Cottage (HER Ref. MWS13400) (Plates 7 and 8) was built during the early 19th century, while it is also recorded within the West Sussex Historic Environment Record (Appendix C). Due to its proximity to the Site, and its inclusion within the HER, the building is considered a non-designated heritage asset and thus is carried forward for assessment below.
- 3.23 No designated or non-designated built heritage assets are located within the Site.

which only the farmhouse now survives. The building therefore has a degree of architectural and historic interest as an example a small pre-20th Century farmhouse, despite the extent of later alteration.

- 4.5 Based on the available information, Rectory Cottage, though not recognised by the Local Planning Authority as required by the PPG (18a-039), is considered to represent a non-designated built heritage asset of local significance only.
- 4.6 The building derives its significance from existing as a locally important example of a 19th century rural farmhouse.

Setting

- 4.7 The Rectory Cottage is set within its domestic ground which are bound by a tall, dense hedgerow in the north, east and west. To the south, the Cottage's grounds are bound by a red brick wall.
- 4.8 The Cottage is set on the north side of Rectory Lane, the only building on the north side of the road on this section of the road. To the immediate south of Rectory Cottage is an area of residential development of late 20th Century date. To the immediate north, east and west are the agricultural fields of the Site.
- 4.9 The wider setting of the Cottage is then formed of the extended agricultural landscape lying to the north and the built area of Ashington to the south.

Contribution of the Setting (including the Site) to Significance

- 4.10 The grounds and yards of the former farm house are now in domestic use and have been altered to provide off road parking. The grounds of the Cottage are not considered to make any contribution to the architectural or historic interest of the building given the divergence from their historic use as agricultural yards.
- 4.11 The limited architectural and historic interest of Rectory Cottage is appreciable only from the section of Rectory Lane on which it is located.
- 4.12 The proximate development of 20th Century date is not considered to make any contribution to the building's limited architectural and historic interest.
- 4.13 When approaching and viewing the Cottage on Rectory Lane, the Site is experienced as an indistinguishable part of the extended agricultural landscape lying north west of Ashington. Though the Site has a historical functional relationship with parts of the Site, through the owner and occupier recorded in the 1847 tithe apportionments, this relationship is not highly legible other than in documentary sources. The Site also lacks a notable visual relationship with the Site and it is therefore considered that it makes no contribution to the low significance of this built heritage asset.

Potential Impacts of the Proposed Development on the Significance of Rectory Cottage

- 4.14 The Site forms part of Rectory Cottage's immediate and wider setting, forming a rural backdrop that has historically existed since the cottage was built during the 19th century. Removal of the rural-

agricultural environment that the Site contributes to the setting of the cottage would be considered an adverse alteration to the immediate setting of the cottage.

- 4.15 It is considered that the proposed development of the Site would have low adverse effect on the local significance of Rectory Cottage, a level of impact that is relative to a low degree of less than substantial harm.

Significance and Potential Impacts to the Significance of West Wolves Farmhouse (NHLE Ref. 1286931)

- 4.16 The West Wolves Farmhouse is listed at Grade II (NHLE ref.1286931). The farmhouse is of 17th Century origin, though much altered and extended in the 18th and 19th Century. The farmhouse and its immediate vicinity is not publicly accessible, being set deep within private grounds and yards.

Significance

- 4.17 West Wolves farmhouse derives its significance from the extent of its surviving pre-20th Century built fabric, of which the 17th and 18th Century elements are of particularly high historic and architectural interest. The farmhouse's historic fabric has a particular evidential value for understanding the materials, style and design choices of larger 17th and 18th Century farmhouses in the South Weald.

Setting

- 4.18 A close, enclosed and private setting is formed around West Wolves by its adjoining grounds and yards. This close setting is bound in the east, west and north by a small woodland and in the south by a dense tree and hedge line that forms part of the Site's northern boundary. West Wolves does not front a public road and is positioned at the end of a narrow lane enclosed by trees and hedges.
- 4.19 To the immediate east, an area of woodland separates the grounds and yards of the listed building from a chalet park. To the south lies an agricultural field included within the Site, though this field is not publicly accessible. Further agricultural land lies to the west and north. This immediate setting is rural in character and is separated from built development on Billingshurst Road by several small paddocks.
- 4.20 The extended setting of West Wolves is more varied in character. To the west and north lies an extended agricultural landscape, characterised by irregular enclosed fields, farmsteads and the small outlying hamlets of Ashington. To the east and south, beyond the agricultural land of the building's immediate setting, lies the built area of Ashington. The extended built area of the village is almost entirely of 20th Century date, though there are several historic survivals.

Contribution of the Setting (including the Site) to Significance

- 4.21 The enclosed, close setting of West Wolves has a legible historical and functional relationship with the farmhouse. The adjoining grounds and yards make a high contribution to the farmhouse's significance, though their functional and historical relationship with it and as the space where its significance is most appreciable.

- 4.22 The immediate setting of the building reinforces the secluded rural character in which it is experienced but the architectural and historic interest of the farmhouse is not easily appreciable from this space. The agricultural field to the immediate south of the West Wolves Farmstead is not publicly accessible, but long views indicate that only the farmhouse's roofline and chimney is visible from within the Site. This part of the Site also has a historical and present functional relationship with the farmstead, as indicated by the 1847 Ashington tithe map and apportionments.
- 4.23 The various fields of the farmhouse's immediate setting form the agricultural character space across which it is experienced in longer views from Rectory Lane and shorter views from within the Site. Some parts of this immediate setting also have a historical and functional relationship with the farmhouse, evident in documentary sources but not immediately apparent when within the asset's immediate setting, given the highly secluded position of the building. Therefore, it is considered that the immediate agricultural setting of the building, outside its adjoining grounds and yards, makes only a low contribution to the significance of the farmhouse.
- 4.24 The extended built area of Ashington is of largely 20th Century date and makes no contribution to the significance of the farmhouse.
- 4.25 The Site forms part of both the immediate and extended setting of West Wolves, with views of the roofline and chimney of the farmhouse possible from the field to the immediate south of the building and from other places within the Site (Plate 10). The architectural and historic interest of the building is not easily appreciable in these views.
- 4.26 It is considered that the Site makes a low contribution to the significance of the West Wolves building through comprising the part of its immediate rural setting in which the farmhouse is partially visible.

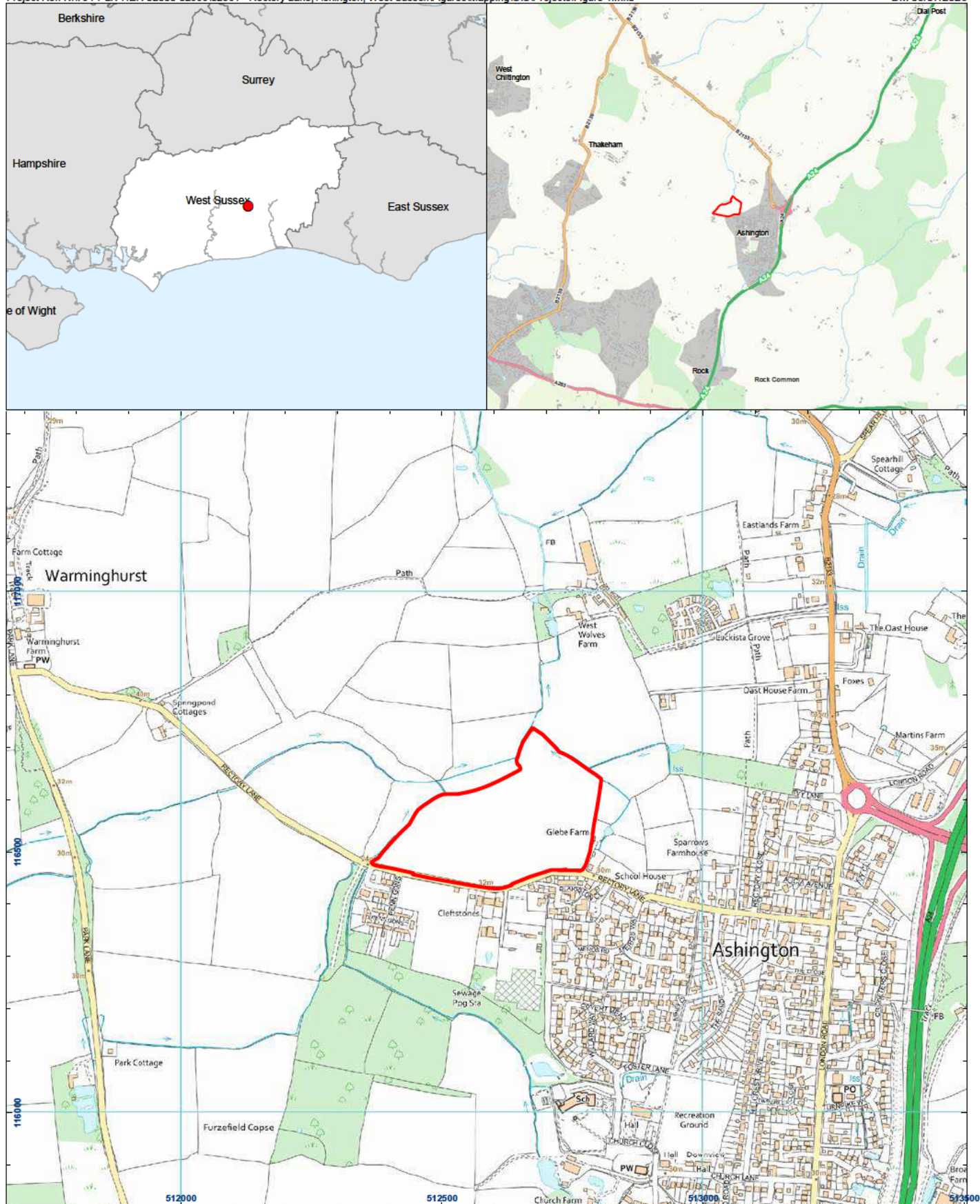
Potential Impacts of the Proposed Development on the Significance of West Wolves Farmhouse

- 4.27 Parts of the Site have a partial visual, historic and functional relationship with West Wolves Farmhouse and have been identified as making a low contribution to its significance. Residential use of the Site, subject to an appropriate pattern of development that respects the existing scale and massing of the built area of Ashington and including adequate landscaping provision is considered unlikely have an effect equivalent to more than a very low level of less than substantial harm. This degree of harm, at the lowest end of the spectrum of less than substantial harm, would arise through the erosion of the semi-rural character of the Ashington village fringe from which West Wolves is approached off Billingshurst Road and partially viewed from Rectory Lane.

5 Conclusions and Summary

- 5.1 This Built Heritage Statement has been prepared to assess the potential impact on the historic built environment arising from the proposed development of Land North of Rectory Lane, Ashington.
- 5.2 No designated built heritage assets are located within the Study Site, nor does the Study Site lie within the boundaries of any designated Conservation Area.
- 5.3 The Grade II Listed West Wolves is located c.240m north of the Site and lies within the wider setting of the Site. Due to the assets proximate location to the Site, and the erosion of the agricultural field within the assets setting, the proposed development is considered to have the potential to cause a very low degree of less than substantial harm to the significance of the Grade II Listed Farmhouse.
- 5.4 The proposed development is considered to have the potential to alter the immediate setting of the Rectory cottage, a non-designated heritage asset immediately to the south east of the site, which would subsequently cause a low degree of less than substantial harm to the local significance of the non-designated heritage asset.
- 5.5 In accordance with paragraph 215 of the NPPF, any degree of less than substantial harm to a designated built heritage asset should be weighed against the public benefits of the proposals.
- 5.6 In accordance with paragraph 216 of the NPPF, a balanced judgement will be required when considering applications that directly or indirectly affect the significance of non-designated built heritage assets. This Built Heritage Statement meets the requirements of the NPPF and local planning policy and provides sufficient information and assessment to identify the potential impacts arising from the development of the Site on the historic built environment.

Figures



 Site Boundary



0 100 200m
Scale at A4: 1:10,000

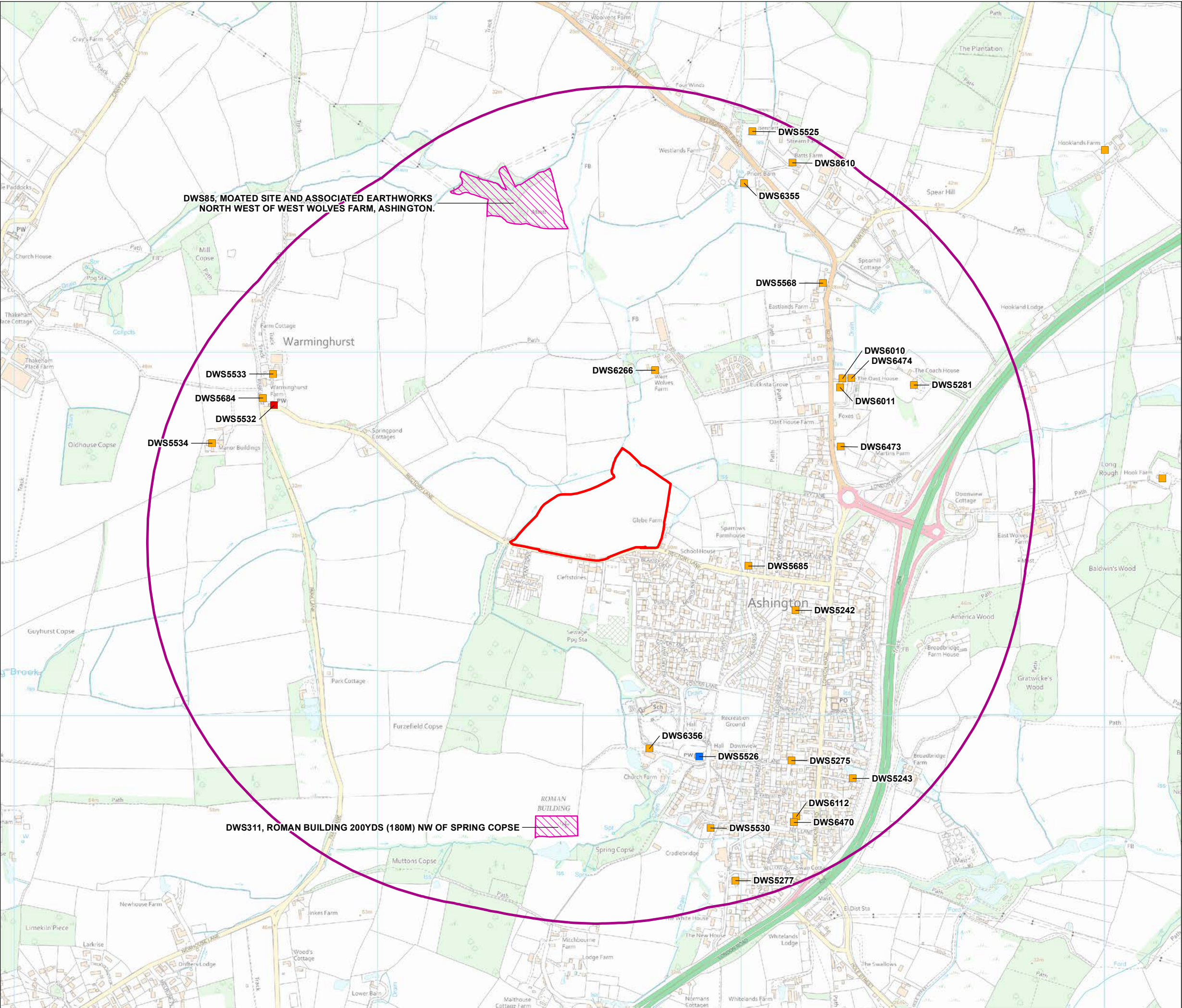


TETRA TECH

Figure 1

Site Location

Project Ref: N1794-PLN-HER-02000-02999/02361 - Rectory Lane, Ashington, West Sussex\Figures\Mapping\GIS\Projects\Figure 2 HB.mxd



Legend

Site_Boundary

1km Search Radius

Designated Heritage Assets:

Scheduled Monument

Listed Building

Grade I

Grade II

Grade II*



0 50 100 200 300 400 500m

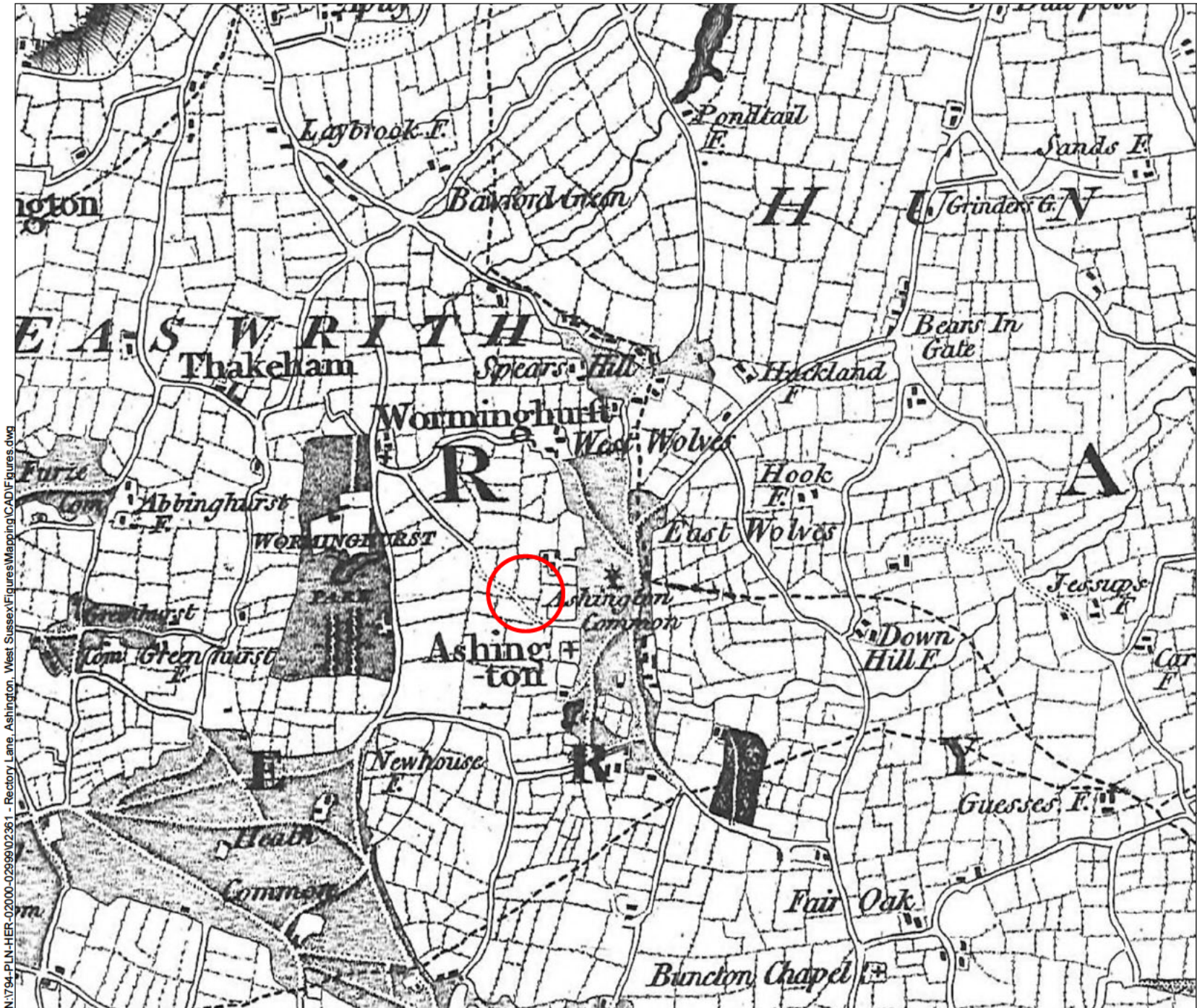
Scale at A3: 1:10,000



TETRA TECH

Figure 2

Built Heritage Assets within 1km



 Site Boundary



Not to Scale:
Illustrative Only



TETRA TECH

Figure 3

1795 Gardner & Gream Map of
Sussex



 Site Boundary



Not to Scale:
Illustrative Only



TETRA TECH

Figure 4

1806 Ordnance Survey Drawing



 Site Boundary



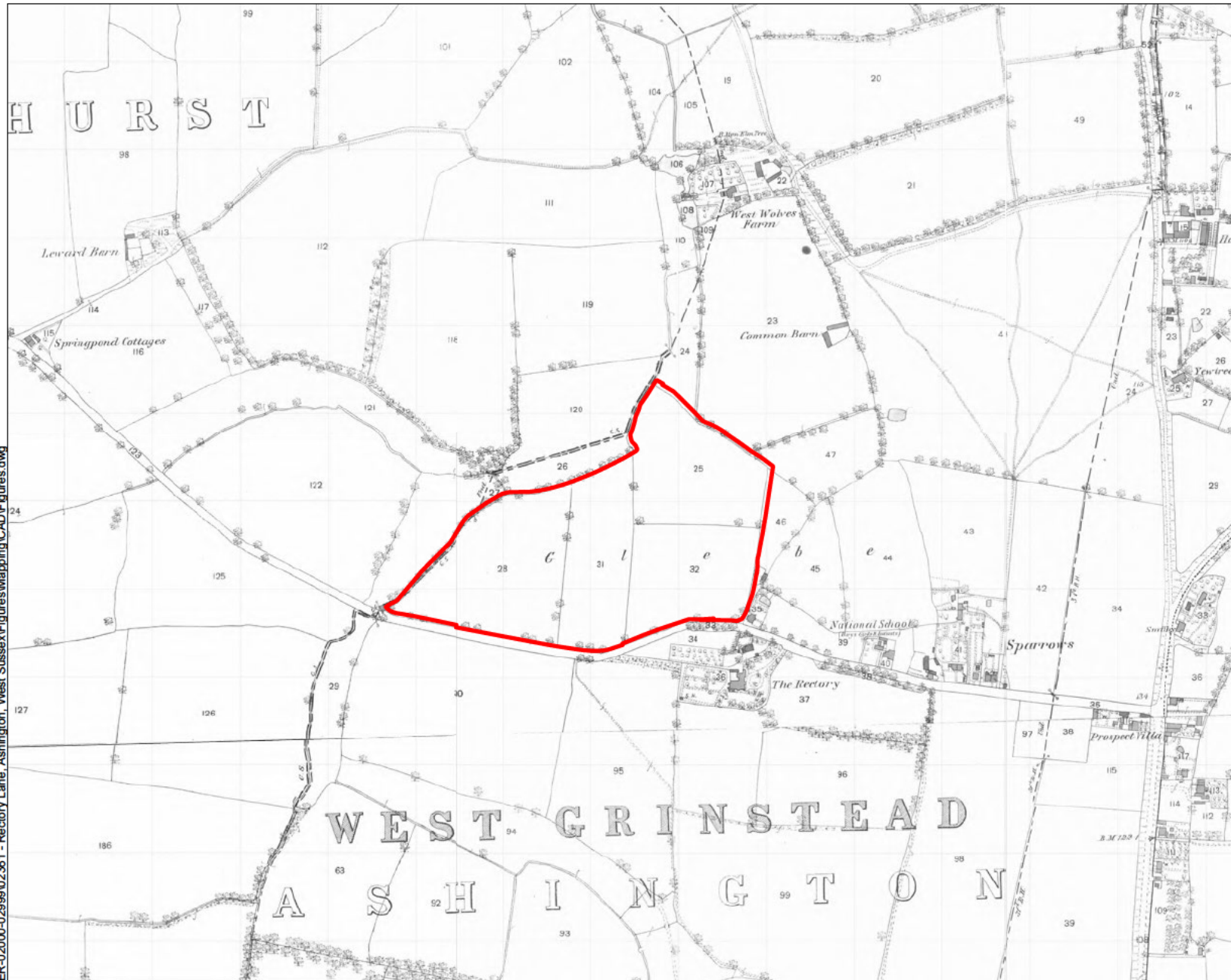
Not to Scale:
Illustrative Only



TETRA TECH

Figure 5

1840 Washington / 1847
Ashington / 1848 Warminster
Tithe maps



 Site Boundary



Not to Scale:
Illustrative Only

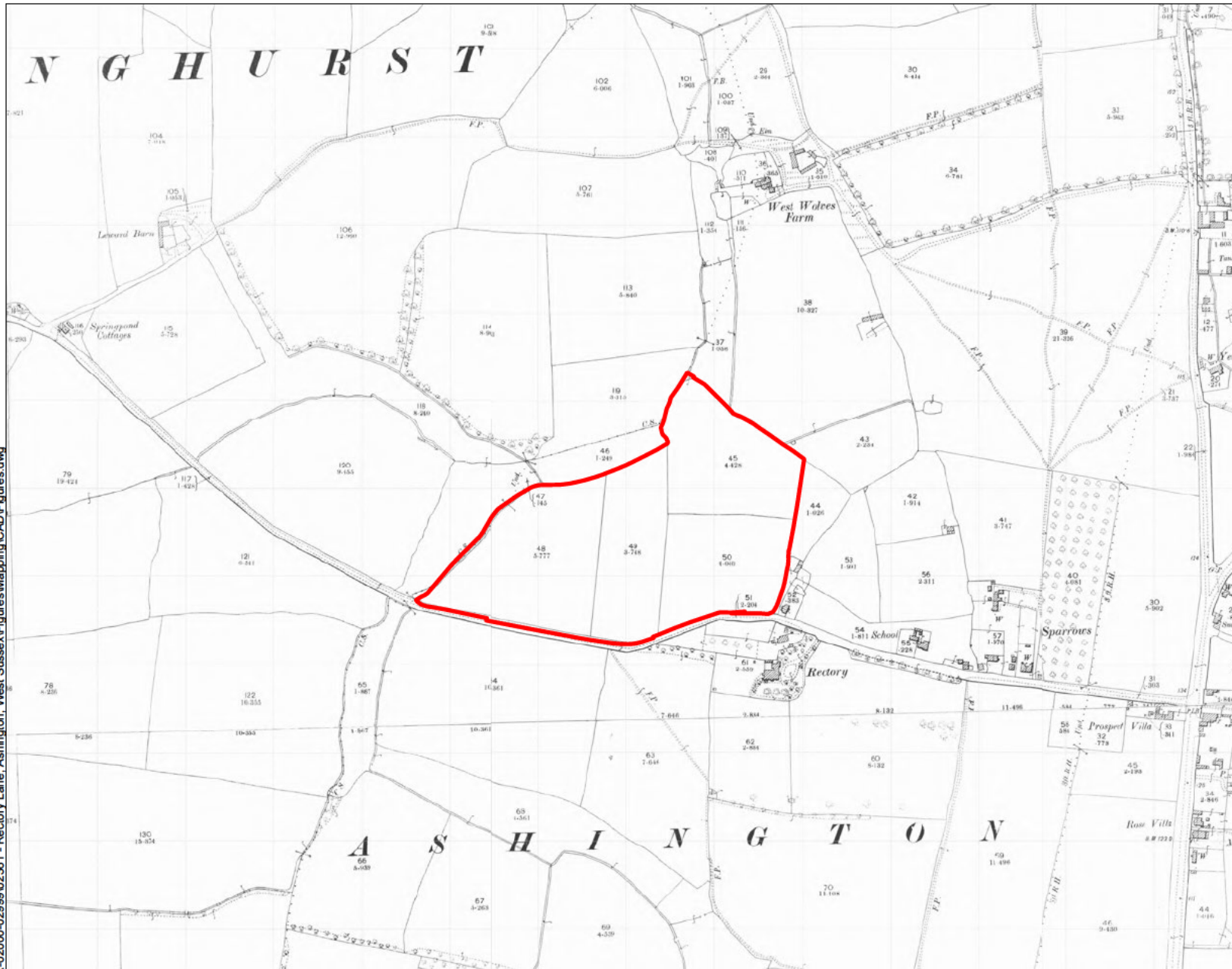


TETRA TECH

Figure 6

1875 Ordnance Survey Map

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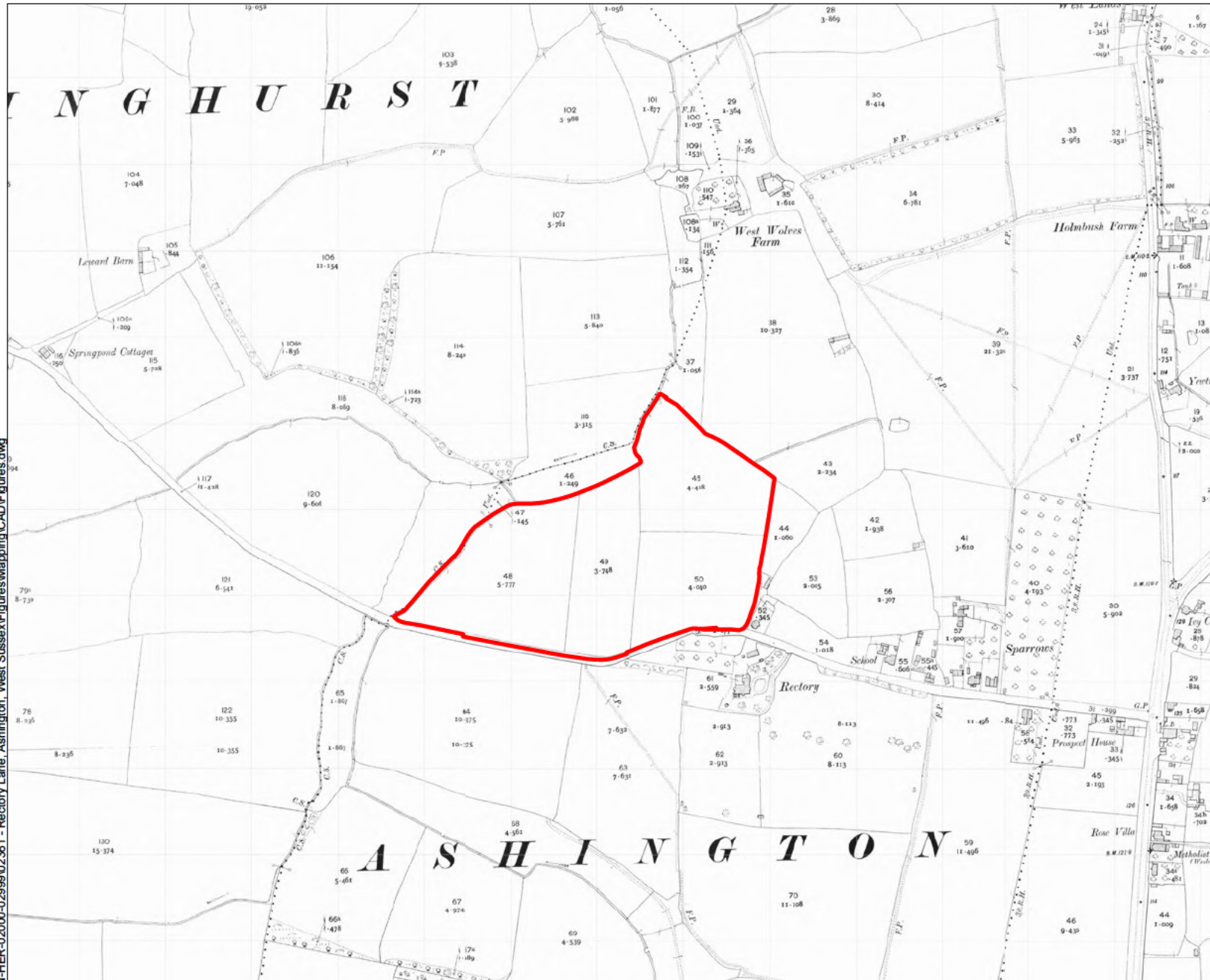
 Site Boundary



Not to Scale:
Illustrative Only



Figure 7
1897 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative Only

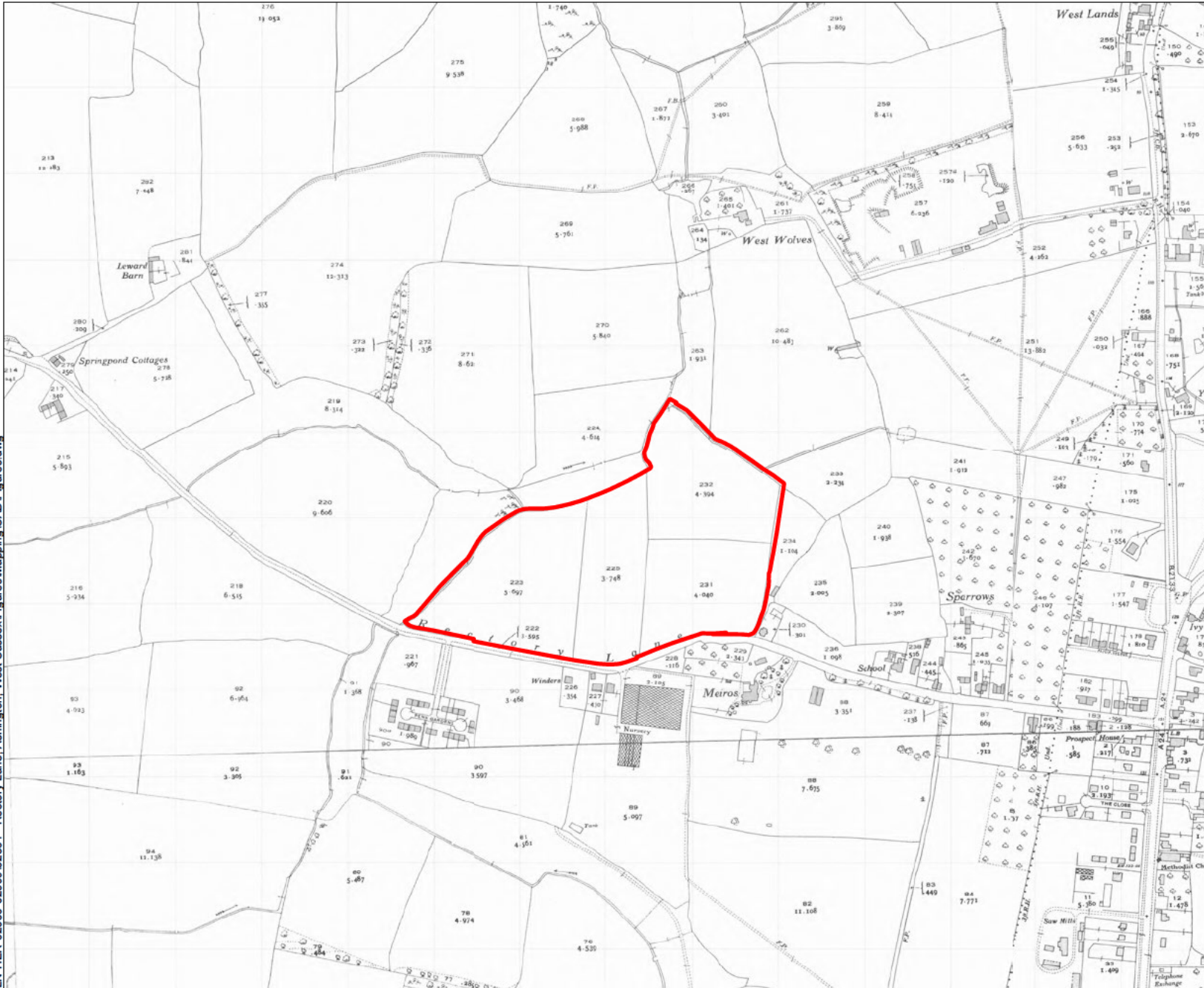


TETRA TECH

Figure 8

1911 Ordnance Survey Map

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 Site Boundary



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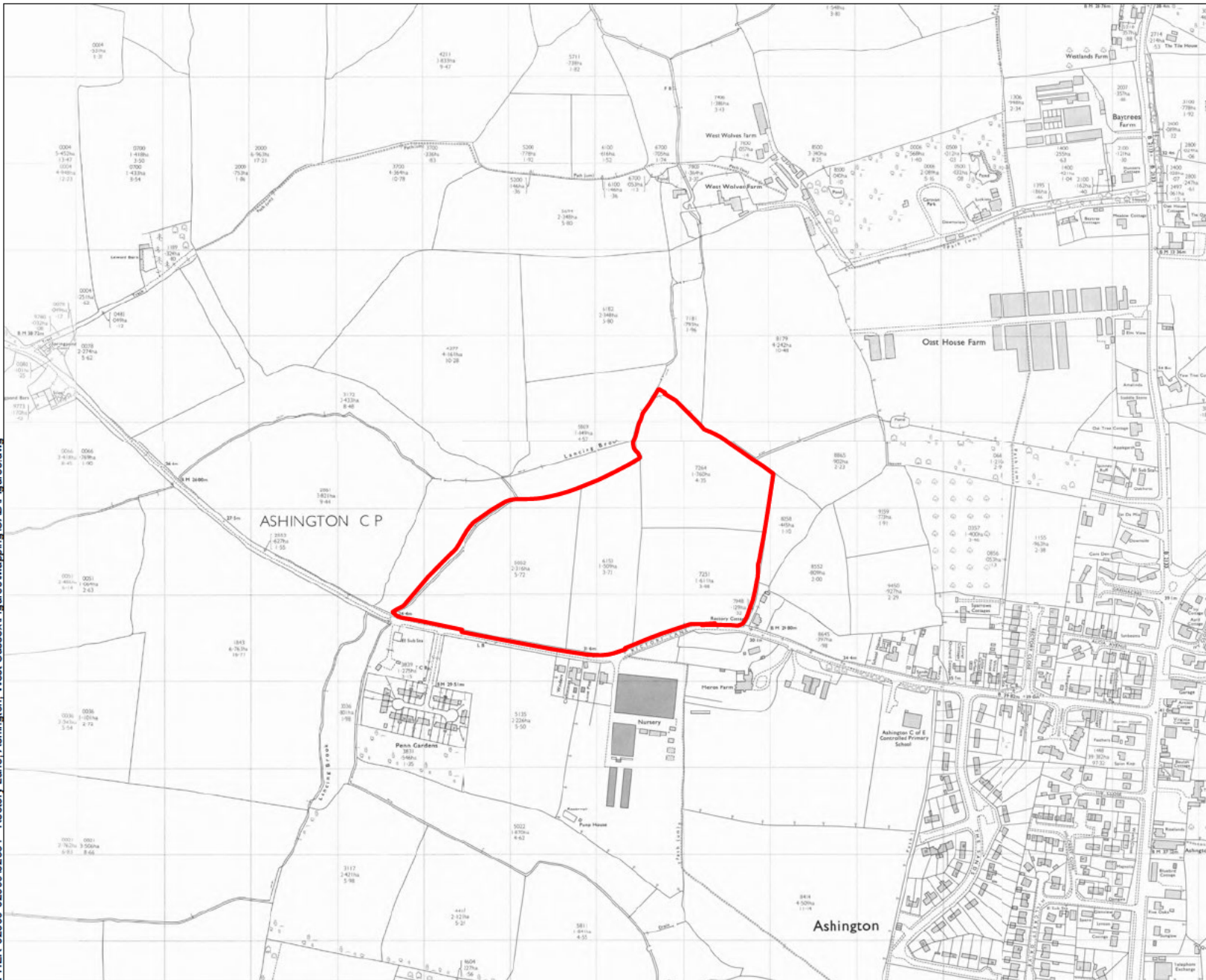


TETRA TECH

Figure 9

1939 Ordnance Survey Map

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 Site Boundary



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TETRA TECH

Figure 10

1973 Ordnance Survey Map

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 Site Boundary



Not to Scale:
Illustrative Only



TETRA TECH

Figure 11

2001 Aerial Photograph



 Site Boundary



Not to Scale:
Illustrative Only



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Figure 12

2019 Aerial Photograph

Plates

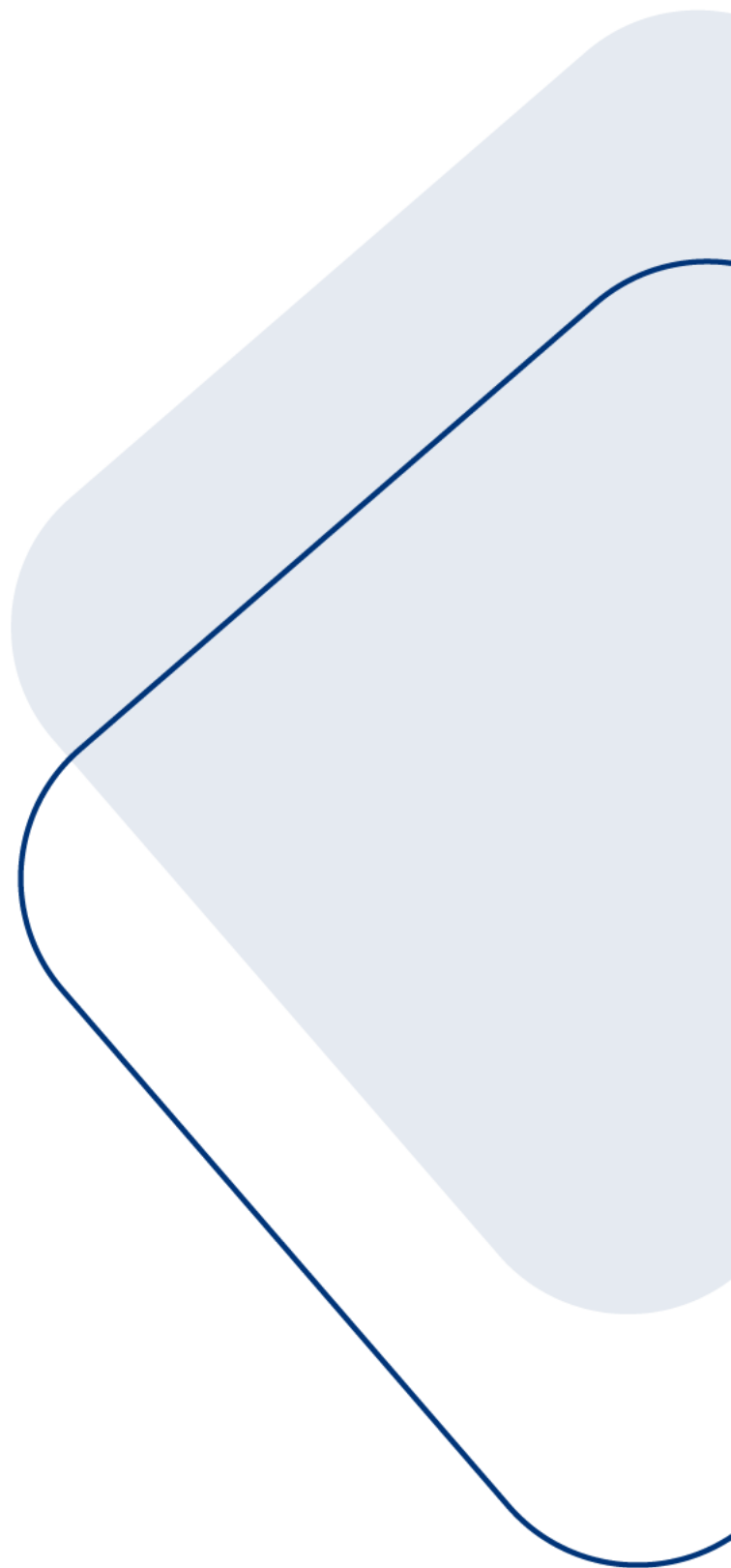




Plate 1: View south east from northern boundary of Site toward Billingshurst Road



Plate 2: View north west across north eastern part of Site toward retirement chalets development



Plate 3: View north west across north eastern part of Site toward retirement chalets development Figure 15: View south west toward Rectory Lane from eastern boundary of Site



Plate 4: View north west at western end of Site from Rectory Lane



Plate 5: View north across western end of Site from Rectory Lane



Plate 6: View north east across Site from Rectory Lane



Plate 9: View of West Wolves Farmstead, looking west



Plate 10: Zoomed photograph of West Wolves Farmstead from southern boundary of the Site, looking north.



Plate 11: View of Laurel and Orchard cottage looking north east from south side of Rectory Lane.



Plate 12: View of Laurel and Orchard Cottage from south side of Rectory Lane, looking north west.



Plate 15: Zoomed view of Church from Site (Church position indicated), looking west.



Plate 13: View of Church looking west along the southern boundary of the graveyard.



Plate 14: View of graveyard looking east toward Site from east elevation of Church.



Plate 7: Rectory Cottage as seen from Rectory Lane, looking north-north west.



Plate 8: 2018 Aerial Photograph (Google Earth Image) showing position of Rectory Cottage (indicated) relative to later built development of Ashington.

Appendices

Appendix A

References

British Library

British History, <https://www.british-history.ac.uk/vch/sussex/vol6/pt2/pp57-60>

The National Archive

Appendix B

Statutory List Descriptions

West Wolves Farmhouse

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1286931**

Date first listed: **09-May-1980**

List Entry Name: **West Wolves Farmhouse**

Statutory Address 1: **WEST WOLVES FARMHOUSE, BILLINGHURST ROAD**

Statutory Address: **WEST WOLVES FARMHOUSE, BILLINGHURST ROAD**

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

County: **West Sussex**

District: **Horsham (District Authority)**

Parish: **Ashington**

National Grid Reference: **TQ 12763 16952**

Details

ASHINGTON BILLINGHURST ROAD 1. 5404 West Wolves Farmhouse

TQ 11 NW 7/412

II

2. Original portion C17 and a tall small cottage. Two storeys. Two windows. Red brick, tile-hanging and stone rubble. Tiled roof. Casement windows. Massive chimney breast. T-wing added in C18.

Listing NGR: TQ1276316952

Legacy

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

Legacy System number: **298286**

FILED-2001 | Land north of Rectory Lane, Ashington 06 July 2020

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.

Appendix C

Historic Environment Record List Description

HER Number	Site Name	Record Type
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MWS13400	Rectory Cottage Historic Farmstead, Ashington	Building
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Rectory Cottage, Ashington, has been identified as a Historic Farmstead dating to the 19th century - Only the Farmhouse survives.

Monument Types and Dates

FARMHOUSE (Built, (between) Post Medieval - 1800 AD to 1899 AD)

Evidence	Survey
Evidence	Cartographic Evidence
Evidence	DOCUMENTARY EVIDENCE
Evidence	EXTANT BUILDING?

(Former Type) FARMSTEAD (Built, (between) Post Medieval - 1800 AD to 1899 AD)

Evidence	Survey
Evidence	Cartographic Evidence
Evidence	DOCUMENTARY EVIDENCE

Description and Sources

Description

Rectory Cottage, Ashington, has been identified as a Historic Farmstead through the 'Historic Farmsteads and Landscape Character in West Sussex' Project. The project aimed to represent all farmsteads shown on the Ordnance Survey 2nd Edition 25" mapping of 1895.

Rectory Cottage is a 19th century single sided loose courtyard farmstead with a detached farmhouse set away from the yard. It is located within a Hamlet but only the farmhouse survives. {1}

Sources

- (1) Unpublished document: Forum Heritage Services. 2006. Historic Farmsteads & Landscape Character in West Sussex.

Associated resources - None recorded

Location

National Grid Reference

TQ 12791 16519 (point)	TQ11NW	Point
------------------------	--------	-------

Administrative Areas

Civil Parish	Ashington, Horsham, West Sussex
District	Horsham, West Sussex

Address/Historic Names

Rectory Cottage, Rectory Lane, Ashington, West Sussex

Designations, Statuses and Scorings

Associated Designations - None recorded

Other Statuses and Cross-References

Historic Farmstead Number - 152124	Active
------------------------------------	--------

Ratings and Scorings - None recorded

Land Use

Associated Historic Landscape Character Records

HER Number MWS13400 **Site Name** Rectory Cottage Historic Farmstead, Ashington

HWS3152 Fieldscapes - Formal Enclosure (planned/private) (Type Code: FLD-Fenc)

Other Land Classes - None recorded

Related Monuments - None Recorded

Finds - None recorded

Associated Events/Activities

EWS1061 Historic Farmsteads and Landscape Character in West Sussex (Survey)

Associated Individuals/Organisations - None recorded
