

North Horsham Parish Council

Planning Resource – ‘Culturally significant, historical and heritage assets in North Horsham Parish.’

1. Introduction

1.1 From 1st April 2015, West Sussex County Council (WSSCC) withdrew its advisory service for archaeology (and ecology) to Local Planning Authorities in West Sussex.

1.2. Horsham District Council (HDC) employ contractors to provide archaeological advice, when it is requested. Horsham District Planning Framework November 2015 (Policy 34) 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 areas.’ The policy lists 8 criteria that applications for development must follow.

1.3. In the past sites which may have the potential to have archaeological remains were highlighted based on proximity to heritage assets, geology, location to natural resources etc. As a result, many unknown archaeological sites have been discovered and recorded.

1.4 Horsham Archaeology Society had concerns that the withdrawal of the service by WSSCC combined with the limitations of HDC’s policy may result in local heritage being lost and requested that Parish Councils actively consider culturally significant, historical and heritage areas within its Parish when looking at planning applications.

2. North Horsham Parish Council’s commitment

2.1 At the Planning, Environment and Transport Committee Meeting in September 2016, it was agreed

“to actively consider culturally significant, historical and heritage areas in North Horsham Parish when considering planning applications using a reference list which will be drawn up by a volunteer as soon as possible.”

3. Gathering resources

3.1 The Clerk contacted Horsham District Archaeological Group and was advised that the full Desk Based Heritage Impact Assessment carried out by Archaeology South East (ASE) for the area north of the A264 would be a good starting point.

3.2 WSSCC holds the Historic Environment Record (HER) which is a summary of known historic assets in West Sussex. There could be a charge for this. It was

suggested that the HER was the basis of the Desk Based Heritage Impact Assessment and that there would be little to gain by accessing this source.

3.3 The Museum and Heritage Officer at Horsham Museum suggested that rather than identifying traditional historical features, a more holistic approach may yield greater benefits to create a sense of place. The Local Government Association, in their publication People. Culture, Place (February 2017) state that

“Our councils are founded in our communities, and our communities are founded on their heritage, traditions and industries. At times, this connection with our cultural and historic past may have faltered, but more and more we are realising the need to retain these links as we develop new economies, new relationships with our surroundings, and as our communities evolve”

The Museum and Heritage Officer suggested identifying listed buildings, natural history features, tree preservation orders, landscape features and building heritage. This is a bigger piece of work for which there is no resource currently.

3.4 In addition to the Desk Based Heritage Impact Assessment, there are other sources of information for consideration: -

The Horsham Town Local List. February 2011. Horsham District Council.

Review of the Horsham Town Local List – stage 1 – potential additions. November 2016. Horsham Society.

Areas of Special Character. January / February 2003. North Horsham Parish Council.

Horsham Town Design Statement. December 2008. Horsham District Council

4. Culturally significant, historical and heritage areas in North Horsham Parish listed from the Horsham Town Local List, Areas of Special Character and Horsham Town Design Statement

Site	Details	Source
Fields at Earles Meadow	The area supports a wide variety of fauna and flora.	Areas of Special Character. 2003
North side of Crawley Road. Area between Millthorpe Road and Littlehaven Lane is noted as a character area in the Horsham Town Design Statement 2008 as is housing north of Crawley Road.	The properties were built around the 1900s and would appear not to have changed much since they were built. The building materials used have been consistent and many of the properties have retained their front gardens without changing their use to off street parking. The houses between Millthorpe Road and Littlehaven Lane are modest two storey terraced and semi-detached houses of artisans' cottage style. There is a natural gap from opposite Roffey Millennium Hall to Spooners Road where there are a variety of small businesses. Further along, next to the Roffey Institute is the home of the former Parish Nurse. (229 Crawley Road) Crawley Road is the 'heart' of Roffey.	Areas of Special Character 2003. Horsham Town Design Statement.2008.
Rural area north of A264	This is detailed in the Desk Based Heritage Impact Assessment.	Areas of Special Character 2003.
Motte and Bailey, Chennells Brook	Scheduled Ancient Monument under the Ancient Monuments and archaeological Areas Act 1979.	Areas of Special Character 2003.
Chennells Brook, Riverside Walk	Protected in the Horsham District Planning Framework.	Areas of Special Character 2003.
Old Moorhead Farm, Crawley Road.		Areas of Special Character 2003.
Cottage on the left of the B2195 (towards the Moorhead Roundabout).		Areas of Special Character 2003.
Cottages on the right of		Areas of Special

the B2195 (just below Kingsmead Nursing Home.		Character 2003.
Older properties in the general area of Roffey Corner traffic lights and along the B2195 towards All Saints Church, Roffey.		Areas of Special Character 2003.
Star Row – Crawley Road	Victorian property.	Horsham Town Design Statement.2008
194 &196 Crawley Road	Two storey semi-detached cottages, possibly originally one house. Painted brick with casement windows, pitched tiled roof. Interesting pointed arched windows to side elevation of 94. Set back from road behind mature gardens. 196 has front bay ground floor window. Part of the original settlement of “Roughy” c1800.	Horsham Town List 2011.
221,223, 225 and 227 Crawley Road	Group of 4 terraced cottages, setback from the road behind mature gardens, behind low brick walls with gate pillars. 2 storeys, brick with clay tile hanging to the first floor. Pitched roof with gables facing the road. Some have replacement windows, but all with original timber front doors and chimney stacks. Group value as a terrace. Possible connection to nurse’s cottage at 229 Crawley Road as almshouse style in character. C1920.	Horsham Town List 2011.
Roffey Institute, Crawley Road	Former Village Hall, single storey brick with large clay tiled gable, window and decorative arched porch. Pitched roof, with hall to rear. Interesting vent detail to roof. Timber front door. Set back from the road and surrounded by traditional railings. Now used as a community centre. Limestone	Horsham Town List 2011.

	plaque to right hand side reads "erected by JAMES INNES *1894* for the people of ROFFEY". Built 1894.	
The Old Vicarage, behind All Saints Church, Roffey.		Areas of Special Character 2003.
Properties in Forest Road – Piper Hollow, Highfield, Forest House, Beechlands. Roffey Hurst, Seymours, Thatchers, Vangrays and nos 5 – 15 Forest Road (left hand side).		Areas of Special Character 2003.
Cottages in Littlehaven Lane, towards the former Fountain Public House.		Areas of Special Character 2003.
72 Littlehaven Lane	Two story weather boarded timber framed house with plain clay tiled roof. Timber casement windows, porch. Original part c1700.	Horsham Town List 2011.
Flagstones, North Heath Lane	One and a half storeys, brick with decorative tile hanging and tile roof. Three dormers to the front, timber casement windows, central brick porch. Modern single storey extensions to north and south. Set in mature gardens. Flagstones is on the 1863 OS map; however, its origins may be older.	Horsham Town List 2011.
Wimblehurst Lodge, North Heath Way	Original gate house for Wimblehurst House (now demolished). Built in the Edwardian Tudor revival style. Two story, brick with tile hanging at first floor. Half timber gables, projecting oriel window. Timber sliding sash windows with leaded lights. Set in mature gardens, below a low brick wall c 1880.	Horsham Town List 2011.
20,22,24 & 26 Rusper	A pair of large semi-detached	Horsham Town

Road	Victorian houses of brick and tile hanging with decorative bay windows. Moulded decorative plaster bays, with attached open timber porch. Timber sash windows and front doors. Group value with 28 Rusper Road and 30 – 34 Rusper Road. C1896	List 2011.
28 Rusper Road	Large double fronted detached Victorian house of brick with contrasting brick quoins and tile hung gables. Two storeys with original timber sliding sash windows, half timbered porch and timber front door. Low brick boundary wall to front, set in mature gardens. Group value with 20 – 26 Rusper Road and 30 – 34 Rusper Road. C1896.	Horsham Town List 2011.
30,32 &34 Rusper Road	Group of 3 detached double fronted 2 storey houses set amongst large gardens, with front drives behind low brick walls. Brick with quoins and stringcourse detailing, clay tile roofs, two chimney stacks, toothed timber eaves detailing. Sliding sash windows, central door with porch and skirt roof above ground floor windows. Group value with 20 – 26 Rusper Road and 28 Rusper Road. C110.	Horsham Town List 2011.
Former Novartis building (CIBA Headquarters), Wimblehurst Road	Pale buff brick built in an international style typical of the interwar period. The tall central tower over the doorway forms a focal point to the long drive from the entrance. C1939.	Horsham Town List 2011.
Gate lodges and gates, former Novartis site, Wimblehurst Road	Built just before WW!!, the Gate Lodges and Gates were designed to frame the entrance drive up to the Locally Listed CIBA Headquarters building and are an intrinsic part of the overall setting of the main building.	Review of the Horsham Town Local List – stage 1 – potential additions. November 2016. Horsham

		Society.
Ringley Road and Shepherd Way	Examples of modern (post WW11-1945 – 1970) housing. Major development in North Horsham. Fewer individually designed houses. Low density, low rise private housing estates on greenfield sites, built mainly by local builders using locally sourced materials. Short cul de sac estate roads, tree lined avenues, informal green spaces between houses and large gardens. Unfenced gardens. Built in garages. Brick with tile hanging. Roofs were plain clay tiles and clay and concrete inter-locking tiles.	Horsham Town Design Statement.2008
Southern Holbrook, Lambs Farm Road, Church Road, Beech Road. Beech Road and Sycamore Avenue is noted as a character area in the Horsham Town Design Statement 2008 as us Lambs Farm Road east (School Road to Crawley Road)	Example of modern housing (1970 – 1985) Residential development on greenfield sites. Private and social housing. Medium and smaller dwellings with mix of semi detached and terraced housing interspersed with detached houses and three storey town houses. Road layouts based on crescents. Modest gardens and open plan estates. Brick fascia and concrete inter-locking tiles at a lower pitch.	Horsham Town Design Statement.2008
Modern (post 1985) Oaktree Way Lemington Way is noted in the Horsham Town Design Statement. 2008 as a character area.	Example of modern housing. Open plan estates. New estates included large executive housing built on modest sized plots, most with integral garages.	Horsham Town Design Statement.2008.
Wimblehurst Road and Parsonage Road	Cedar trees on the former Novartis site that runs from the Wimblehurst Road Entrance to the protected art deco building on Parsonage Road.	Planning and Environment Committee. 23.08.18.

5. Providing a resource for the Planning, Environment and Transport Committee.

5.1 The list above in addition to the Desk Based Heritage Impact Assessment, produced by Archaeology South East will form the basis of a document to be available at every meeting as a resource to be used by the Planning, Environment and Transport Committee when proactively considering the culturally significant, historical and heritage areas in North Horsham Parish when considering planning applications. The document will be refined over time, perhaps with input from a working party from the Committee.

6. Adoption and Review procedure

This document was adopted at the Planning, Environment and Transport Committee Meeting on 23rd August 2018. It was reviewed by the Planning, Environment and Transport Committee in September 2020 and adopted by the Parish Council on 5th November 2020.

The document will be formally reviewed on a two year cycle to include any updates. The next review is November 2022.