

**NORTH HORSHAM PARISH COUNCIL
PLANNING, ENVIRONMENT AND TRANSPORT COMMITTEE
THURSDAY 30TH JANUARY 2025 AT 7.30pm
AT ROFFEY MILLENNIUM HALL**

CLERK'S REPORT TO BE READ IN CONJUNCTION WITH THE AGENDA
Numbers relate to those on the Agenda.

1. Public Forum

The Public Forum will last for a period of up to 15 minutes during which members of the public may put questions to the Council or draw attention to relevant matters relating to the business on the agenda. Each speaker is limited to 3 minutes. Business of the meeting will start immediately following the public forum or at 7.45pm whichever is the earlier.

3. Declaration of Interests

Members are advised to consider the Agenda for the meeting and determine in advance if they may have a **Personal, Disclosable Pecuniary or Other Registrable Interest** in any of the Agenda items. If a Member decides they do have a declarable interest, they are reminded that the interest and the nature of the interest must be declared at the commencement of the consideration of the Agenda item; or when the interest becomes apparent to them. Details of the interest will be minuted.

If the interest is a **Disclosable Pecuniary Interest**, Members are reminded that they must take no part in the discussions of the item at all; or participate in any voting; and must withdraw from the meeting chamber, unless they have received a dispensation.

Where you have an **Other Registrable Interest** (which is not a Disclosable Pecuniary Interest), Members are reminded that they must withdraw from the meeting chamber after making representations or asking questions.

Decision: To receive any Declarations of Interest from Members of the Committee.

5. Chairman's Announcements

i. Members are asked to note that the following compliance complaint has been received since the last meeting within the North Horsham Parish:

Ref: EN/24/0479

Address: 57 Serrin Way Horsham West Sussex RH12 5YP

Alleged breach: Untidy site affecting amenity of surrounding area

ii. Following the Committee's decision at the October meeting to continue to support the Litter Picks with St Marks Church (Min. PET/074/24 refers), the next date has been booked for Tuesday 11th March 2025. Publicity will start about 6 weeks before and all Councillors are urged to come along and join this community initiative.

- iii. At the last PET meeting on the 19th December 2025, there was an Agenda item regarding Flooding within the Parish (PET/098/24). The agreed action was for us to contact WSCC with the concerns and to discuss with them what can be done to help prevent the flooding seen recently at Gorrings Brook.

Since then, County Councillor Baldwin provided the following report for the Council meeting earlier this month, regarding Flooding of Chennells Brook at Pondtail bridge – adjacent to Gorrings Brook:

For many years there have been problems, after heavy persistent rainfall, with flooding from the brook as it flows west into Warnham Millpond (at the Nature Reserve) and also with the small narrow ditch on the west side of Pondtail Road opposite the entrance to Pondtail Copse road. Please note WSCC do not have any assets in the actual location which floods and WSCC do not own any of the trees next to the brook. I am told that it is a matter for HDC, Southern Water and the Environment Agency to resolve. Having said this, WSCC have agreed to assign this to the newly created WSCC Riparian Drainage department for further investigation. This is progressing at a reasonable pace and currently is waiting on the provision from HDC of the historic planning application documentation to enable the completion of the report. I will let you know the outcome in due course.

- iv. Members are advised that the Planning Compliance Statistics report for 2024 has been issued and has been circulated to all members with the Agenda for this meeting.
- v. Members are reminded of application DC/24/1672, regarding the Demolition of existing garage and erection of a two storey side extension. Due to the application being sent to us on the 20th December 2025, and no extension for comments being authorised by HDC, it needed to be determined under the Delegated Authority process. Members had until the 8th January to send us their comments and eight of the twelve Members responded to the email, all with the same comment of 'No Objection'. The Clerk emailed Cllrs Davidson, Torn and Turner on the 8th January 2025 to make them aware of the comment from eight Members, and then on the 10 January 2025 the Case Officer for the application was informed of the comment of 'No Objection' from this Committee. The decision will finally be ratified at the March Council meeting. The application has since been determined by HDC on the 20th January 2025 and can be found on the Planning Decision list, attached as Appendix 2.
- vi. In December 2024, Cllr Andrew Baldwin contacted the Clerk and the Chairman of this Committee by copying them into emails, after his meeting with the Head of Bohunt school and three WSCC Officers. Work is ongoing with the school regarding highways issues and Cllr Baldwin is due to meet with the external transport consultants WSCC use in January 2025, and will keep us advised of progress.
- vii. HDC emailed the Council on 14th January to provide an update on an important change of approach to water neutrality that is to be implemented at Horsham

District Council. A copy of the email was circulated to all Members of the Council as part of the weekly correspondence email on 15th January but in brief means that an applicant does not necessarily need to demonstrate water neutrality via a bespoke water neutrality solution before HDC can grant permission, provided their development is eligible for access to SNOWS. For further details please refer to the email as circulated.

- viii. Members may recall that at the November PET meeting, there was a Chairman's Announcement regarding a compliance complaint logged by NHPC for 141 Pondtail road regarding the materials used to build the garage (**PET/082/24**). On 15/01/2025 an email was received from an HDC Planning Compliance Officer with the following update:

Whilst the application form details the materials used in the proposal's construction would be brickwork, the approved plan (2607/304) clearly shows the garage would be constructed of timber. I have spoken with the case officer and a principal officer about this and it is agreed that the wording of condition 3 was not suitable, given different materials were to be used. This is regrettable but it has been agreed it would not be practicable or expedient to pursue this matter, given the inconsistencies.

Due to the update, HDC are now closing the compliance complaint.

- ix. As per the email circulated to all Members on the correspondence email of 22nd January, Southern Water have made changes to their Surface Water Management Policy with the aim of reducing the impact of surface water on their foul and combined sewer networks. Further details are available in the email but in summary Southern Water will in future refuse any request to discharge surface water into their foul only sewer network, on the grounds that the discharge is prejudicial to their sewerage network and detrimental to the environment. This includes where the surface water hierarchy has been followed and all alternative options have been exhausted. In addition, a surface water discharge to the combined sewer will only be permitted under exceptional circumstances.
- x. Residents have complained to the Parish Council regarding litter around the Lemmington Way/Rusper Road junction and the Motte & Bailey. HDC have confirmed that they will not be reinstalling any bins in that area due to increases in vandalism and graffiti. Copies of the emails received, and responses sent, have been circulated to all Members on the correspondence email dated 22nd January 2025.

6. Planning Appeals

No Appeals have been received or determined since the last meeting.

Decision: To note that there have been no Appeals received or determined since the last meeting

7. Planning Applications

The current list of Planning Applications for comment is attached as **Appendix 1**.

Decision: To consider Planning Applications received since 19th December 2024.

8. Planning Decisions

The current list of Planning Decisions by HDC is attached as **Appendix 2**.

Decision: To note the Schedule of Planning Decisions made by Horsham District Council since the last meeting in respect of previous applications.

9. General Public Transport concerns within the Parish

At the November PET meeting, some concern over public transport within the Parish was raised by Councillors during a Chairman's Announcement (**PET/082/24 v**). Due to the rules of the Chairman's Announcements, no discussion or decisions could be had, so the Chairman and Committee Clerk said that an item could be added to the January Agenda regarding public transport to enable all Councillors with concerns to be there to discuss them and come up with any further action if required.

Decision: To discuss any concerns regarding public transport within the Parish and agree any further action.

10. Concern of breach of application DC/07/1914 – 58 Pondtail Road

At the previous PET meeting in December 2024, during Chairman's Announcements, a Councillor raised a concern regarding application DC/07/1914, 58 Pondtail Road, Horsham. Their concern is that the garage at the front of the building has doors fitted when the permitted planning application states for the garage to retain open fronted barn style double garage. Photos sent by the Councillor have been shared with Members via email on Thursday 23rd January 2025.

Decision: To agree if a compliance complaint should be raised by NHPC in relation to the double garage not being open fronted for application DC/07/1914.

11. NHPC Culturally Significant Historical and Heritage Assets Review

To review the "Culturally Significant, Historical and Heritage Assets in North Horsham Parish" document that is attached as **Appendix 3**.

Decision: To review the Culturally Significant Historical and Heritage Assets document and agree any recommendation to Council.

12. Local Plan Review

Following the Horsham District Local Plan Inspector's decision to cancel the Local Plan Examination Hearings, HDC held an online Parish Council briefing on Tuesday 28th January 2025 to help provide clarification on their position, give an update from the Inspector at that point and provide an opportunity to answer questions. HDC stated that they would also discuss how planning applications would still need to be considered, whatever the outcome.

Cllrs. Davidson, Wilton and R. Turner as Chairman, Vice Chairman and Chairman of PET attended the sessions and can provide a report to the meeting on the briefing.

Decision: To note the update regarding the Local Plan review

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING APPLICATIONS FOR CONSIDERATION
30TH JANUARY 2025

DC/24/1963 – Cannot be decided on due to no longer being on Planning Portal as of 22.01.25 – Have contacted Case Officer	HOLBROOK EAST
Site Address: Bramblehurst, 25 Lemmington Way, Horsham, RH12 5JG. Proposal: Erection of a single storey rear extension.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1893	ROFFEY NORTH
Site Address: 26 Amberley Road, Horsham, RH12 4LN. Proposal: Demolition of existing garages and erection of a three bed dwelling.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1954	HOLBROOK EAST
Site Address: 3 Bartholomew Way, Horsham, RH12 5JL. Proposal: Erection of a single storey side and rear extension to replace existing conservatory, including new chimney stack.	
Parish Council Comment 30/01/2025:	
HDC Decision	

S106/24/0019 - On Parish Order doc 23.12.2024 - Not Required on Return	ROFFEY SOUTH
Site Address: 1 Elgar Way, Horsham, RH13 6RH. Proposal: Modification to S106 Agreement made pursuant of reference HU/357/96 to amend clause 4.7 and delete clauses 4.10 to 4.13 in reference to the affordable housing provisions.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1944 – On Parish Order doc 23.12.2024 - Tel Notification (28 days)	ROFFEY SOUTH
Site Address: Telecommunications Mast 1494720, Star Reservoir, Comptons Brow Lane, Horsham. Proposal: To install upgraded electronic communications apparatus.	
Parish Council Comment 30/01/2025: No comment to make due to HDC decision being made 15 days after receipt of notification on Parish Order document.	
HDC Decision	NO OBJECTION TO NOTIFICATION

DC/24/1929 – On Parish Order doc 23.12.2024 - Not Required on Return	ROFFEY SOUTH
Site Address: Sendalls Yard, Horsham Car Centre, Crawley Road, Horsham, RH12 4HG. Proposal: Non Material Amendment to previously approved by appeal application DC/22/0785 (Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking) to change windows on front elevation to be full height.	
Parish Council Comment 30/01/2025: No comment to make due to HDC decision being made 14/01/2025 and it was a Not Required on Return application.	
HDC Decision	PERMITTED

DC/24/2001	ROFFEY NORTH
Site Address: 16 Ashurst Close, Horsham, RH12 4JN. Proposal: Demolition of existing garage. Erection of a two storey side extension and single storey rear extension.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1990	ROFFEY NORTH
Site Address: 27 Amberley Road, Horsham, RH12 4LJ. Proposal: Erection of a single storey front and side extension. Installation of 2No. rooflights to existing flat roof.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1972	HOLBROOK WEST
Site Address: 122 Cook Road, Horsham, RH12 5GQ. Proposal: Installation of a modular ramp to allow wheelchair access to the property.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/2007	HOLBROOK WEST
Site Address: Fieldfare, North Heath Close, Horsham, RH12 5PH. Proposal: Surgery to 1x Silver Birch.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/25/0014	ROFFEY NORTH
Site Address: 15 Oaks Close, Horsham, RH12 4TZ. Proposal: Demolition of rear conservatory. Erection of two storey side extension and a single storey front, side & rear extension.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1975	ROFFEY SOUTH
Site Address: 194 Crawley Road, Horsham, RH12 4EU. Proposal: Variation of condition 1 of previously approved application reference no DC/24/0022 (Erection of a two storey side and rear extension) to increase depth of rear extension (to allow for sewer).	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/1927	HORSHAM RURAL
Site Address: Mowbray Development Site, Land North of Horsham, Rusper Road, Horsham. Proposal: Application for approval of Reserved Matters (access, appearance, landscaping, layout and scale) pursuant to Condition 5 of Outline Planning Permission reference DC/16/1677 for RM Areas 5 and 6 comprising 206 (C3 Use) residential units, car and cycle parking, new landscaping, drainage, access and internal roads, and associated infrastructure.	
Parish Council Comment 30/01/2025:	

HDC Decision	
DC/25/0050	ROFFEY NORTH
Site Address: James Searle Industrial Estate, Parsonage Way, Horsham, RH12 4AQ.	
Proposal: Fell 2x Oak and Surgery to 2x Oak.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/25/0007	ROFFEY NORTH
Site Address: 60 Ringley Road, Horsham, RH12 4AT.	
Proposal: Fell 3x Oak and surgery to 1x Oak.	
Parish Council Comment 30/01/2025:	
HDC Decision	

DC/24/2008	HOLBROOK EAST
Site Address: 77 Tern Avenue, Horsham, RH12 5AT.	
Proposal: Partial conversion of existing garage to form a home office.	
Parish Council Comment 30/01/2025:	
HDC Decision	

NORTH HORSHAM PARISH COUNCIL
SCHEDULE OF PLANNING DECISIONS
19.12.2024 - 30.01.2025

DC/24/1672 – Decided under the Delegated process by Members and comment submitted to HDC on 10/01/2025	ROFFEY NORTH
Site Address: 9 Southdown Close, Horsham, RH12 4LD. Proposal: Demolition of existing garage and erection of a two storey side extension.	
Parish Council Comment 10/01/2025: No objection	
Parish Council Comment 28/11/2024 (found on Listing Report 04/11/24 – no letter sent): No objection.	
HDC Decision	PERMITTED

DC/24/1926	HORSHAM RURAL
Site Address: Telecoms Mast Site, Rusper Road, Horsham, RH12 4QR. Proposal: The removal of 2 no. cabinets and installation of 1 no. replacement cabinet.	
Parish Council Comment 19/12/2024: No objection.	
HDC Decision	NO OBJECTION TO CONSULTATION

DC/24/1808	ROFFEY SOUTH
Site Address: 39-61 (Odds) South Holmes Road, Horsham, RH13 6HN . Proposal: Replacement of the existing windows and doors with uPVC. Replacement of front entrance doors with GRP composite.	
Parish Council Comment 19/12/2024: No objection.	
HDC Decision	PERMITTED

DC/24/1589 - Was on October PET list and re-validated and Block Plan now on Portal	ROFFEY SOUTH
Site Address: 6 Wood End, Horsham, RH12 4NU. Proposal: Erection of a two storey side extension and alterations to fenestration.	
Previous Parish Council Comment 31/10/2024: No objection.	
Parish Council Comment 28/11/2024: No objection.	
HDC Decision	REFUSED

DC/24/1770 – On Listing Report 25/11/24 & Letter received 28/11/2024 - to do with removal of Condition 6, not discharge.	ROFFEY SOUTH
Site Address: Sainsbury's, 264A Crawley Road, Horsham, RH12 4HG. Proposal: Removal of Condition 6 of previously approved application DC/22/0785 (Change of use of the vacant car showroom (sui generis) to retail unit (Class E(a)) with extensions to the ground floor and associated parking.) relating to EV charging spaces.	
Parish Council Comment 28/11/2024: No objection.	
HDC Decision	PERMITTED

DC/24/1660	HOLBROOK WEST
Site Address: 42 Pondtail Road, Horsham, RH12 5HR. Proposal: Retention of studio outbuilding to front of dwelling.	
Parish Council Comment 28/11/2024: Objection due to uncertainty of the materials used and the location of the outbuilding to the front of the dwelling, impacting on the street scene.	
HDC Decision	PERMITTED

DC/24/1691	HOLBROOK EAST
Site Address: 9 Reapers Close, Horsham, RH12 5TG. Proposal: Erection of a first floor extension above existing garage.	
Parish Council Comment 28/11/2024: Objection – Members noticed that the proposed roof height of the extension has not been dropped and they would want to see an improved design.	
HDC Decision	PERMITTED

DC/24/1678	ROFFEY NORTH
Site Address: 34 Rowlands Road, Horsham, RH12 4LH. Proposal: Erection of a single storey side extension and reduction of the existing garage to a store room.	
Parish Council Comment 28/11/2024: No objection.	
HDC Decision	PERMITTED

DC/24/1580	HORSHAM RURAL
Site Address: Fisher Clinical Services Uk Ltd, Langhurst Wood Road, Horsham, RH12 4QD. Proposal: New cryogenic storage facility in temporary portacabin structure.	
Parish Council Comment 28/11/2024: No objection.	
HDC Decision	PERMITTED

DC/24/1640	HOLBROOK EAST
Site Address: 17 Yarrow Close, Horsham, RH12 5FP. Proposal: Surgery to 1x Mature Oak Tree.	
Parish Council Comment 31/10/2024: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/24/1410	HOLBROOK EAST
Site Address: Roffey Football Club, Bartholomew Way, Horsham, RH12 5JL.	
Proposal: Installation of stop netting on two football pitches. Erection of new dugouts and relocation of existing dugouts.	
Parish Council Comment 31/10/2024: No objection.	
HDC Decision	PERMITTED

DC/24/1567	ROFFEY SOUTH
Site Address: 49 Wood End, Horsham, RH12 4NT.	
Proposal: Surgery to 1x Oak.	
Parish Council Comment 31/10/2024: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

DC/24/1621	ROFFEY NORTH
Site Address: 4 Bramber Close, Horsham, RH12 4LY.	
Proposal: Fell 2x and Surgery to 1x Quercus Robur (English Oak).	
Parish Council Comment 31/10/2024: No objection subject to the comments of HDC's Tree Officer. The Committee requests that if feasible, the felled trees be replaced with an appropriate native species in a suitable nearby location.	
HDC Decision	PERMITTED

DC/24/1092	ROFFEY NORTH
Site Address: 5 Fieldend, Horsham, RH12 4GY.	
Proposal: Surgery to 1x oak.	
Parish Council Comment 22/08/2024: No objection to the surgery of the tree, subject to the comments of HDC's Tree Officer.	
HDC Decision	PERMITTED

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 (WSCC) 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 WSCC 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 WSCC 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.

Cottages on the left of the B2195 (towards the Moorhead Roundabout).	Numbers 16 to 20 dating back pre 1900.	Areas of Special Character 2003.
Cottages on the right of the B2195 (just below Kingsmead Nursing Home).		Areas of Special 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	Horsham Town List 2011.

	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 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	Horsham Town List 2011.

	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.	
20,22,24 & 26 Rusper Road	A pair of large semi-detached 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	Horsham Town 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 WWII, 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 Lemmington Way is noted in the Horsham Town Design	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.

Statement. 2008 as a character area.		
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 and will be formally reviewed on a two year cycle to include any updates.

Adopted August 2018
Reviewed November 2020
Reviewed March 2023
Next review March 2025