

Horam Neighbourhood Plan

Background Paper:

Approach to identifying and protecting local heritage assets



Horam Neighbourhood Plan Steering Group, September 2023

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1. Legislative and policy framework

- 1.1 The planning system and national planning policy recognises the value of heritage assets. The National Planning Policy Framework (NPPF) states, at paragraph 189, that:

These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

- 1.2 The NPPF 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.”
- 1.3 Heritage assets are of two types: ‘designated heritage assets’, and ‘non-designated heritage assets’.
- 1.4 Designated heritage assets are largely designated nationally under legislation and include listed buildings, scheduled monuments, registered historic parks and gardens and registered battlefields, but also include conservation areas which are designated locally under relevant legislation.
- 1.5 Non-designated heritage assets are identified in supporting Planning Practice Guidance (PPG) as:

‘buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.’

It adds that:

‘Only a minority [of buildings] have enough heritage significance to merit identification as non-designated heritage assets.’

[PPG Paragraph: 039 Reference ID: 18a-039-20190723]

- 1.6 Whilst the planning protections for non-designated heritage assets are not as strong as those for designated heritage assets, they are still important. Specifically, paragraph 203 of the NPPF states:

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.

- 1.7 The significance of heritage assets is defined in the NPPF as ‘the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic’.
- 1.8 These factors are elaborated upon in the PPG as follows:

- *Archaeological interest: ‘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.’*

[PPG Paragraph: 006 Reference ID: 18a-006-20190723]

- 1.9 The key reference document for considering the identification of local heritage assets is [Local Heritage Listing: Identifying and Conserving Local Heritage, Historic England Advice Note 7 \(Second Edition\)](#).
- 1.10 The Historic England Advice Note 7 also notes that the legitimacy and weight within the planning system to local heritage assets are increased where they are identified accordance with defined selection criteria, and have been subject to public consultation.

2. Identification of non-designated heritage assets

2.1 There are various means of identifying non-designated heritage assets, including through local plans or neighbourhood plans, as well as via conservation area appraisals, through preparation of a local heritage list by the local planning authority or via the consideration of planning applications.

2.2 The PPG also highlights that '*It is beneficial for any [designated and non-designated heritage assets](#) within the plan area to be clearly identified at the start of the plan-making process so they can be appropriately taken into account.*' [PPG Paragraph: 005 Reference ID: 18a-005-20190723]

2.3 The Historic England Advice Note 7 states, at paragraph 23, in relation to neighbourhood plans:

As outlined in Historic England Advice Note 11: Neighbourhood Planning and the Historic Environment, Neighbourhood Plans may establish policies for the development and use of land in a neighbourhood, thus becoming part of the development plan for the area. Work in preparing a Neighbourhood Plan may thus usefully include the development of a policy which sets out how proposals affecting non-designated heritage assets on a list will be considered, and consideration of which buildings and sites might merit inclusion on a local heritage list. The Historic Environment section of the PPG points out the usefulness of 'any designated and non-designated heritage assets within the plan area [being] clearly identified at the start of the plan-making process so they can be appropriately taken into account' (paragraph 005). A local heritage list prepared as part of a Neighbourhood Plan for an area will be produced through the community because these plans are researched, written and voted on by the people who live in the neighbourhood. They thus have direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area.

2.4 Hence, there is a recognition of a role for local communities in identifying the historic buildings, places and spaces, archaeological sites and historic parks, gardens and other designed landscapes which enrich and enliven their area.

2.5 The Historic England (HE) guidance recommends close liaison with local planning authorities and other heritage bodies and groups. It highlights that local Historic Environment Records (HERs) and the Historic England Archive are helpful sources of information. In addition, it notes that the inclusion of a non-designated heritage asset on any local heritage list will also be easier if it is with the knowledge of the owner, providing them an opportunity to take a view on its inclusion, and to provide information on the significance of the asset.

3. National criteria for selection

- 3.1 Historic England guidance sets out commonly applied selection criteria for assessing the suitability of local heritage assets, although these may be adapted to respond to the local heritage of the area. These are:

Criterion	Description
Asset type	Although local heritage lists have long been developed successfully for buildings, all heritage asset types, including monuments, sites, places, areas, parks, gardens and designed landscapes may be considered for inclusion.
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets, as judged against local characteristics.
Architectural and Artistic Interest	The intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, construction and craft techniques, or any other distinctive characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The local heritage asset may provide evidence about past human activity in the locality, which may be in the form of buried remains, but may also be revealed in the structure of buildings or in a designed landscape, for instance. Heritage assets with archaeological interest are primary sources of evidence about the substance and evolution of places, and of the people and cultures that made them.
Historic Interest	A significant historical association of local or national note, including links to important local figures, may enhance the significance of a heritage asset. Blue Plaque and similar schemes may be relevant. Social and communal interest may be regarded as a sub-set of historic interest but has special value in local listing. As noted in the PPG: 'Heritage assets ... 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'. It therefore relates to places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the 'collective memory' of a place.
Landmark Status	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

Figure 1 Historic England criteria for local heritage assets

4. Local historical context

- 4.1 The essential history of Horam parish is clearly set out in a report by APD/Murphy Associates prepared for the Parish Council, entitled '*Horam Parish: Historic Overview, Character and Issues Statement*'. The following summary text is taken from this document, which is also published as a separate supporting paper to the emerging Horam Neighbourhood Plan.
- 4.2 Horam is a village and a civil parish three miles to the south of Heathfield. The Parish comprises a number of settlements dispersed settlements, hamlets and villages with a unifying rural, well-wooded setting. The extent of surviving Ancient Woodland, dating from before 1600, is reflective of the area being part of the ancient forest of *Andredeswald*.
- 4.3 During the medieval period, the Weald was an important area for seasonal swine pastures, established as extra-territorial parcels of land associated with parent manors situated on better soils elsewhere in the region. Due to the poor quality and waterlogged nature of the soils, farming practices tended to be small scale, mainly pastoral with woodland related businesses, including coppices. Swine farming was common, providing peasant food. Cleared lands were used for cattle rearing and the cultivation of fodder crops, such as oats.
- 4.4 The heavily forested nature of the Weald prevailed during the early medieval and medieval period, limiting settlement. None of the settlements in the current Horam Parish is mentioned directly in the Domesday Book of 1086. The area is thought to have remained sparsely settled until 13th century. If there was any settlement in the area at the time, it would have taken the form of small-scale development. The nearest medieval settlements mentioned in the Domesday book are Warbleton and Waldron.
- 4.5 The plentiful supply of wood, for charcoal, coupled with the area's geology of clay and sandstone, which provide iron stone/ore, and aided by the introduction of the blast furnace, the Weald became pre-eminent among the iron producing regions of England during the 16th and 17th centuries. This level of activity is reflected in the number of post-medieval iron working sites recorded in the High Weald and the areas skirting around it to the south in the Low Weald. Gun-founding was significant in the Weald up to the 18th century.
- 4.6 One of the most notable sites – and a Scheduled Ancient Monument – lies to the north of Vines Cross, south of Furnace Lane, just beyond the Parish boundary. In addition, according to the East Sussex Heritage Environment Record (ESHER), there was a post-medieval Bloomery on the site of an earlier Romano-bloomery site to the west of the Chiddingly Road, opposite the entrance to Horeham Flat Farm, close to the Parish Boundary. A further Bloomery is noted at Cindergill, with evidence of slag heaps and ash and furnace ore roasting locations.

- 4.7 Iron production had a significant impact on the economy of the area. A number of ponds in the area were created as a result of the extraction of iron ore, including those within the Horeham Manor estate. Also, woodland clearance increased, with numerous small farms.
- 4.8 Other industries existed in the Weald during the Medieval and post-Medieval period including quarrying and charcoal production (associated with the iron industry), pottery, brick and glass production as well as mills for grinding corn.
- 4.9 Coppicing was key to the profitable use of woodland and a renewable resource. After felling, it was used for different occupations and trades including builders, dockyards, carpenters, hurdle and pole makers, with smaller branches used for charcoal, in furnaces.
- 4.10 There are two recorded medieval sites on the ESHER:
- Horam Manor Farm: partially extant medieval farmstead; and
 - Diamond's Farm: partially extant medieval farmstead.
- 4.11 The post-medieval period (1540 – 1900) has seen a gradual modification of the medieval and earlier landscape. Production from local furnaces would have provided much local employment. The settlement of Horham (or 'Horeham') originally developed around the Wealden iron industry. There was a manor in Horam as early as 1560.
- 4.12 Iron-working has also left its legacy in the Weald and is recalled in a host of place names such as Minepit Wood and Forge Lane, by the hammer and furnace ponds which survive in the landscape.
- 4.13 The Horam Parish appears to have been formed from parts of former ancient parishes. According to mapping the Parishes of Hellingly, Chiddingly, Waldron and Heathfield existed before 1894. The arrival of the railway, in 1880, stimulated growth and other trades and saw population growth.

5. Local heritage assets - criteria

- 5.1 The Historic England criteria for assessing the suitability of local heritage assets, as set out in Section 3 above, may be interpreted and applied to the local context, taking account of the historical development of the Parish.
- 5.2 This process suggests that the following criteria provide an appropriate framework for considering whether particular buildings, sites or features should be considered as warranting recognition as a non-designated heritage asset:

Criterion	Description, as applied to local context
<i>Age</i>	While longevity is not an absolute criterion, assets will generally date back to the 1800s or earlier, possibly a little later where they represent a significant phase of development. The extent to which the asset is recognisable from its origins is also significant.
<i>Rarity</i>	Notable local factors are the degree to which an asset is particular to the locality and the number of intact examples of its type, having regard to the early establishment of farmsteads, industries and settlements.
<i>Architectural and Artistic Interest</i>	The main consideration is the degree to which an asset is significant in representing the clear local building tradition in terms of form, construction, and materials, notably local bricks and timber, and retains most original features. Regard is given to whether the builder was notable in the local area, as well as any recognised architect's work.
<i>Group Value</i>	In the local context, recognition is given to situations where several assets are physically and visually closely related to provide a clear impression of their shared historical development. This may be due to their relationship as part of the historic core of the parish's settlements or farmstead complexes.
<i>Archaeological Interest</i>	Notable past human activity in the locality takes the form of the creation of farms and farmland from the wooded landscape, as well as the respective periods of iron-making and associated activities. Distinct locations for these will be relevant.
<i>Historic Interest</i>	Historic interest can be gleaned from the written recording of particular assets. This criterion includes association with the local iron, brick and cider making industries, and the arrival of the railway. It may also relate to the development of communities, such as the establishment of socio-cultural, religious and educational assets that also contribute to local identity.
<i>Landmark Status</i>	Assets, especially buildings, that occupy prominent or key positions, such as by virtue of being on elevated ground, on a main route or at a junction, or being distinctive or rare items of street furniture, particularly if they have a strong cultural or historical association.

Figure 2 Recommended criteria for identifying local heritage assets in Horam Parish

6. Historic Mapping

- 6.1 One of the earliest maps that shows *Horeham* within *Part of the Hundred of Dill* and presumably part of the Parish of *Waldron* is Richard Budgen's map below titled 'An Actual Survey of the County of Sussex' dated 1724. (Source: BLS)



Figure 3 Extract of Map of Sussex 1724, by Richard Budgen

- 6.2 It clearly shows a manor of Horeham to the west side of the main route running in north westerly direction, which is 'North Street'.
- 6.3 Cogges Cross is identified to the south and aside from Heathfield and Warbleton, no other settlements within the present-day settlement are mapped.
- 6.4 A number of Furnaces are labelled in this part of the Hundred of Dill: New Furnace, Great Furnace and Stream Furnace, signalling the influence of the iron industry in the area. Neither are within the modern-day Parish of Horam.
- 6.5 The extract from Yeakell & Gardner's 1778-83 Map of Sussex' (Not to Scale) (Source: BLS) below shows more detail.



Figure 4 Extract of Yeakell & Gardner's 1778-83 Map of Sussex

- 6.6 The main route, shaded orange, is clearly identifiable with other routes converging from the south west, east and north east, following the undulating landscape of the Low Weald and entering the High Weald to the north.
- 6.7 Horeham appears as a cluster of buildings to the west of the main road, comprising the manor house, with formal gardens, and associated farm buildings, some of which survive today, albeit altered.
- 6.8 Coggers Cross and Marl Green are identified, the former on a defined, yet slightly staggered cross roads, the north east road terminating at farms such as Coggers Farm., while, to the east 'Marl Green' has lost the 'e' and reads as comprising 3 to 4 dwellings.
- 6.9 Burlow, Vines Cross and Maynard's Green are not defined. Vines Cross can be identified by its triangular network of converging lanes, while Maynard's Green sits to one side of a staggered junction, with what appears to be a 'green'.
- 6.10 Two Brickworks are noted to the west of Chiddingly Road (which became a builder's yard, set behind the terraced frontage dwellings). There is also a record of a former brick/tile works at Marle Green which survived up to the 1960s.

- 6.11 There is a clear pattern of small fields having been cleared from woodland. The routes suggest old “droveways” where livestock were led to and from market. Where roads converge and/or widen out, this suggests an area where livestock may have gathered/rested.
- 6.12 There are farms throughout the area, some having medieval and post-medieval origins, and others dating from 18th and 19th centuries with later developments in the late 20th century. This is a reflection of the fact that agriculture became more prolific in the economy of the Weald, including the fattening of livestock and poultry and thus the existence of livestock markets in local towns such as Hailsham, Heathfield and Lewes. However, farmsteads remained dispersed and small in nature in comparison to those where rich soils prevailed.
- 6.13 The settlement of Horeham is depicted on Budgen’s ‘Pen and Ink’ Eridge Park map dated 1789. It shows the location of settlements and key elements such as manor houses, as well as the location of wooded areas, in painstaking detail. The extract below covers much of the modern ‘Horam’ Parish.



Figure 5 Budgen’s ‘Pen and Ink’ Eridge Park map, 1789

- 6.14 It shows Horeham and Horeham Gate, with the forked junction being wider at its north eastern descent, leading northwards to Maynard’s Green. The reference to Horeham Gate indicates that toll roads were in place at this time.

- 6.15 Maynard's Green is evident including its 'green'. It appears to straddle a crossroads with a central open area and sees sporadic linear development following the road to the east and to the north.
- 6.16 Vine's Cross, as with previous mapping, is not labelled but is clearly recognised by the triangular network of lanes emanating from the road to Hale Hill.
- 6.17 Marle Green is noted as being a small gathering of buildings to the west side of the road whilst Cogger's Cross appears to mark the crossroads.
- 6.18 The arrival of the railway and opening of *Horeham Road* station in 1880 is shown on the Second edition OS Survey Map (1895). The station is on the south side of what is now the High Street, under which it runs, continuing west of Maynard's Green towards Heathfield.
- 6.19 Cogger's (Farm) east of Cogger's Cross, as well as The *Smithy* and *Ford's Farm* are noted at Vine's Cross.

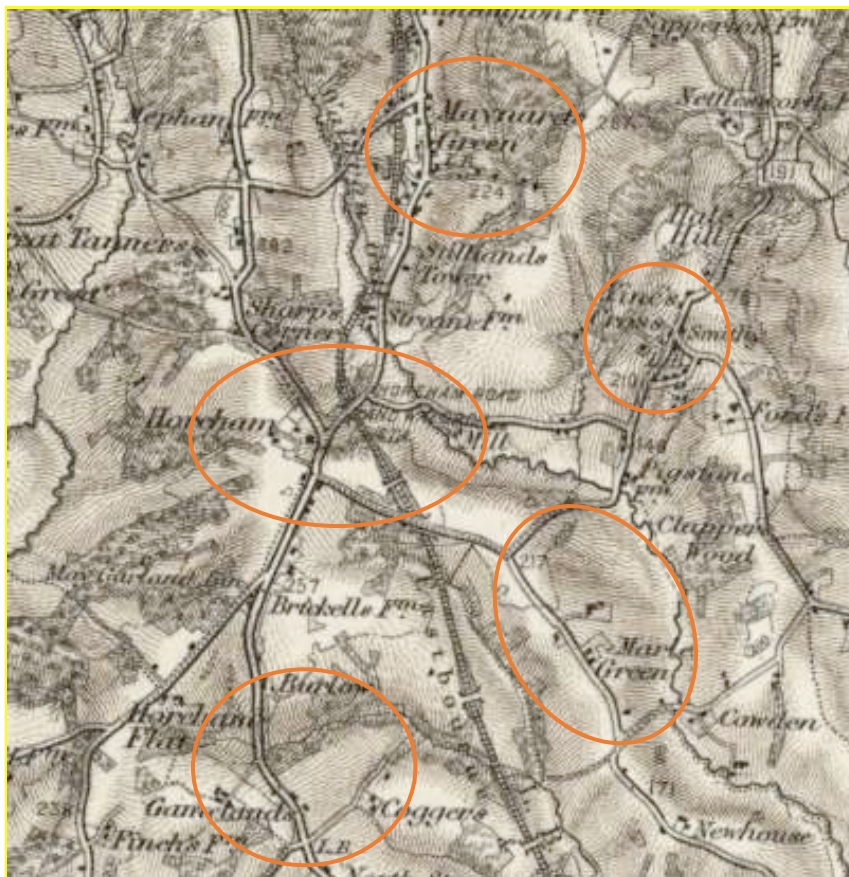


Figure 6 Second edition OS Survey Map, 1895

- 6.20 Additional mapping from 1929, published in 1931, 1932 and 1933 – see below – is provided in composite form, as some map sections are missing. Even so, they give a clear overview of the consolidation of Horeham following the opening of the station, with the Horeham Inn established.

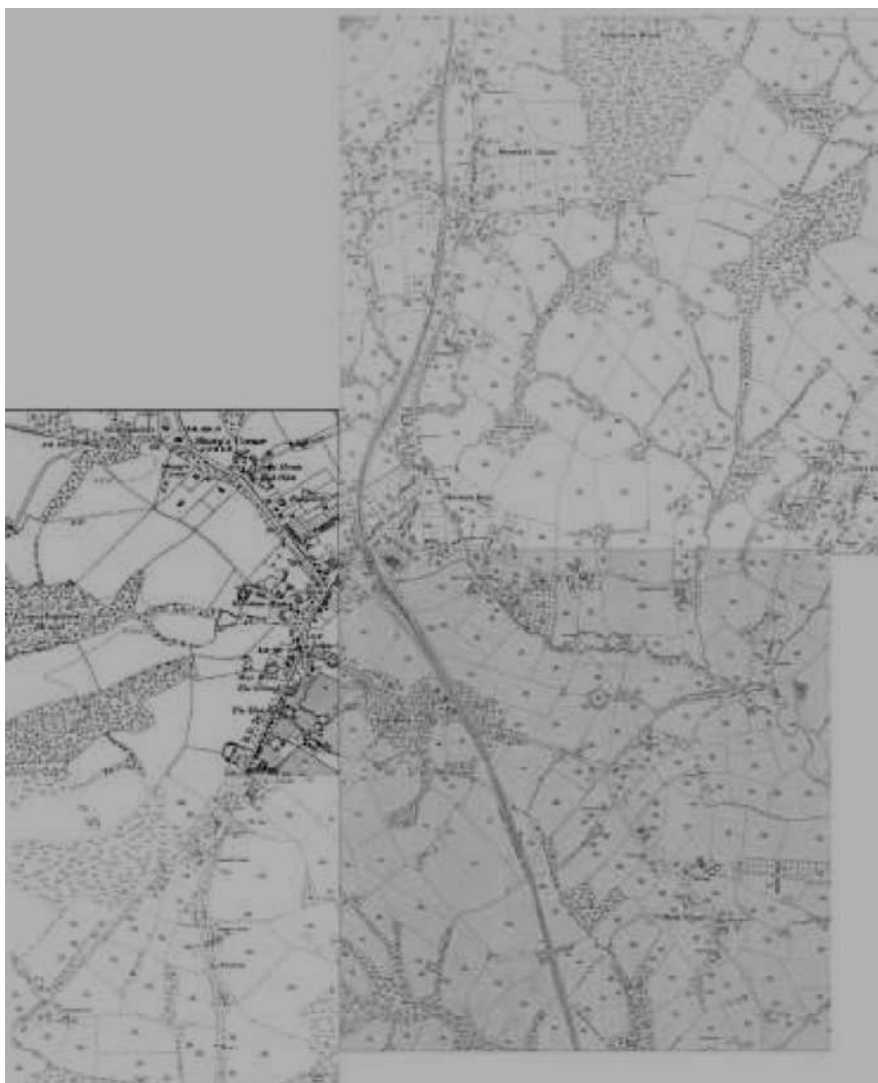


Figure 7 Ordnance Survey Map, 1929

7. Designated heritage assets

7.1 According to Historic England's records, the Parish of Horam contains 20 Listed Buildings, all of which are listed Grade II. These are:

1. Ballsocks, Vine's Cross
2. Barn to Oasthouse at Moorings to North East of the house, Marle Green
3. Brookside, Horam
4. Diamonds Farm Barn, Vines Cross Road
5. Foord's Farmhouse, Vine's Cross
6. Funnell's Farmhouse, Maynard's Green
7. Hilltop House, Vine's Cross
8. Hook's Farmhouse, Horam
9. Horam Manor Farmhouse and Stables, Horam
10. Horam War Memorial Outside Christ Church, Horebeech Lane, Horam
11. Huggett's Farmhouse, Marle Green
12. Hylands, Horam
13. Leather Bottel Cottage, Sicklehatch Lane, Maynards Green
14. Marle Green Farmhouse, Marle Green
15. Mephram's Farmhouse, Horam
16. Mill Farmhouse, Horam
17. Thatched Cottage, Horam
18. The Furnace, Horam
19. Wells Croft, Tubwell Lane, Maynard's Green
20. West Street Farmhouse, Maynard's Green

7.2 The Listed Buildings, which are all Grade II, are shown by red triangles on the Map below, while further details can be found using the WDC Online Mapping tool – <https://maps.wealden.gov.uk/WebMap/>

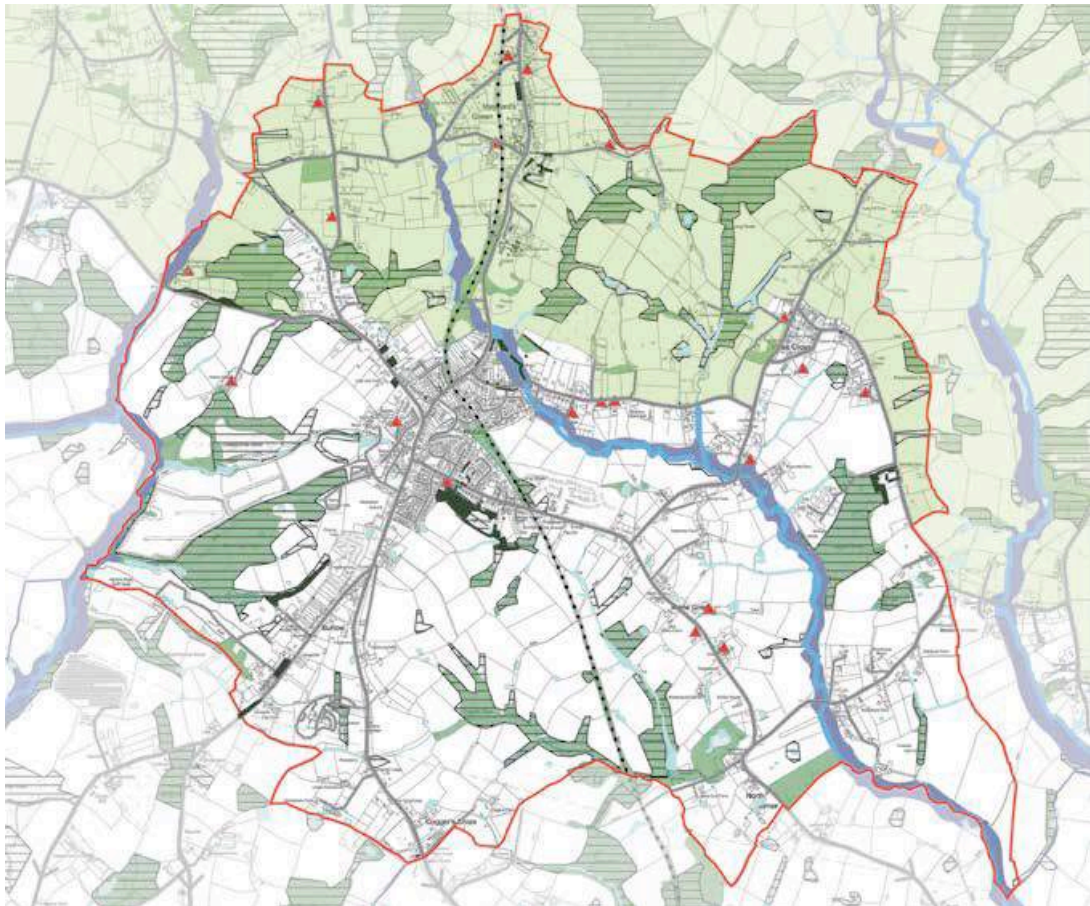


Figure 8 Extract of “Design Study” showing Listed Buildings in Horam Parish

8. Candidate local heritage assets

8.1 Information on potential local heritage assets can be drawn from:

- Published historical studies (e.g. Pevsner)
- The East Sussex Historic Environment Record (HER)
- WDC conservation team
- Old maps, photographs and records
- Character studies
- Local history groups
- Public nomination

8.2 '*The Buildings of England*' undertaken by Nicholas Antram and Nikolaus Pevsner for '*Sussex: East with Brighton and Hove*' identifies the following buildings of interest in the area in addition to Horam Manor:

- '*Christ Church, Horam: dating from 1890 by H.P Monkton, paid for by Walter, his father. A modest building, engulfed by extensions.*'
- '*The Grange, Grange Close, formerly Horehamhurst, dated 1887 also by Monkton, for his father.*
- '*Horam Inn, formerly the Railway Hotel, High Street, circa. 1930 being an eclectic mix with a large 17th century style hipped roof and a symmetrical frontispiece with mullioned windows.*'

8.3 The East Sussex HER identifies a number of Archaeological Notification Areas (ANA's). These are areas indicated by East Sussex County Council and are non-designated heritage assets.

8.4 The Parish of Horam contains the following ANAs:

- DES8912 Area around the Scheduled Ancient Monument, south of Furnace Lane, west of Beckington Bridge [This just clips the parish, the majority being in Heathfield & Waldron Parish.]
- DES13793 South of Maynard's Green, north of the junction of Sicklehatch Lane/Tubwell Lane

8.5 The HER also identifies the following which are considered to be of historic interest:

- Cindergill: Bloomery (TQ57451585) – medieval, post medieval
- Clappers Wood (TQ5940016800) – Roman Bloomery, excavation of a known Romano-British bloomery site recovered pottery of that date
- Coggers Farm: Historic Farm Site (TQ580131565)

- Fingerpost at junction of Ballsocks Lane with Foord's Lane (TQ59481775)
- Fingerpost at junction of Ballsocks Lane with Nettlesworth Lane (TQ59241760)
- Fingerpost at junction of Cowden Hall Lane with unnamed road (TQ59191592)
- Fingerpost at junction of Furnace Lane with A267 - Little London Road (Sharp's Corner), A267 (TQ57341778)
- Horam Manor medieval/post-medieval manor complex. WW2 remains
- Horeham Flat Farm, post medieval farmstead (TQ57041607) and associated field to north as well as ditches



Figure 9 Archaeological Notification Areas (Source: ESCC)

8.6 As noted above, the coming of the railway was very significant in the development of Horam village, which was also boosted by the establishment of Merrydown. Details of these are shown below.

Railway history

Source: <http://disused-stations.org.uk/h/horam/index.shtml>

The railway station was opened by the London, Brighton and South Coast Railway on 5 April 1880. It was originally named 'Horeham Road for Waldron'. In 1891 it became 'Horeham Road and Waldron' as it also served the village of Waldron 2.5 miles away and the nearby Horeham Manor. In 1925, while the village changed its name to Horam, the station persevered with 'Waldron and Horeham Road' until 1935. By 21 September 1954 it was known as 'Horam Station'. It was the main depot for the Express Dairies with the main goods traffic on the line coming from the Depot. Goods facilities were withdrawn in May 1963. Passenger trains last called at Horam on Sunday 13th June 1965, with the station closing under the Beeching Act. The last freight train up to Heathfield ran in April 1968.

Although the majority of the station was cleared for a new housing estate in the early 1990's, about 1/3 of the southbound platform still survives alongside the Cuckoo Trail together with the large concrete supports for the station board and two concrete lamp standards with metal brackets for supporting the 'totem' station signs. A short length of the northbound platform can also be found in the undergrowth.



Merrydown Cider

The Merrydown Winery / Cider Factory was founded in 1946 by Jack Wood and Ian Howie. One hundred and thirty people worked there at its peak. The press held eight tons of apples. The automatic bottling machine could produce about 35,000 bottles a day and new vats were added.

The seven-acre site was empty from the time the factory closed in 2004 and has been redeveloped as a residential estate, as well as some business units.



List of candidate local heritage assets

8.7 In addition to those assets identified in the ESHER above, the following buildings, features and sites have been put forward as candidates for local listing, subject to further assessment.

1. Christ Church, Horam (1890)
2. The Grange, Grange Close, formerly Horehamhurst (1887)
3. The Co-op building (formerly the Horam Inn and Railway Hotel), High Street, Horam
4. Maynards Green Primary School building
5. May Garland PH
6. First buildings in High Street, (next door to, and downhill of, Downwood Vets)
7. Stream Farm
8. Surviving former Horam Station platforms, concrete supports for the station board and two concrete lamp standards with metal brackets (for supporting the 'totem' station signs)
9. Merrydown Cider, cider press
10. The 'Sanctuary' in Little London Road (planted by; Walter J.C. Murray (aka "The Green Man of Horam")
11. Old school (now Old Clappers) Vines Cross
12. School teacher's house Vines Cross
13. Pig track/drove West of Nettlesworth Lane, north of Vines Cross
14. WW2 (Home Guard?) Loop holes in wall, on A267, looking down High Street
15. Bed of old droveway, in trees between A267 and Merrydown.
16. Hammer Ponds, Coneyburrow Wood
17. Horebeech Lane bridge over Cuckoo Trail (old railway)
18. Horam High Street bridge over Cuckoo Trail (old railway)
19. Hendall's Bridge over Cuckoo Trail (old railway)
20. Piers of Bridge carrying Cuckoo Trail (old railway) across Tubwell Lane
21. Piers of Bridge carrying West Street Lane across Cuckoo Trail (old railway)
22. The culvert beneath the embankment, access to Bridge Farm
23. The tunnel beneath the Cuckoo Trail (old railway), access to Bridge Farm industrial units
24. The railway embankment across the Waldron Ghyll north of Horam
25. The Oast House, Stillyans, Maynards Green Road, Horam

26. Oast House, junction of Ballsocks/Nettlesworth Lanes
27. Oast House, Marle Green Oast, Horebeech Lane (next to Marle Green Farm)
28. Folly Oast, Marle Green, Horebeech Lane
29. Oast at Gamelands, North Street, Burlow
30. The Leet, (for the mill) at Rivendell, Vines Cross Road
31. The old overshot mill, near Rivendell, Vines Cross Road
32. Pay Office, (Ibstock), Marle Green Brickyard, North Corner
33. The Pond Bay, Furnace Lane
34. Brickyard Cottages, North Corner
35. The Hall, Horebeech Lane
36. Fingerpost at junction of Vines Cross Road with Nettlesworth Lane and Laundry Lane
37. Fingerpost at junction of Laundry Lane with Horebeech Lane and Marle Green
38. Telephone Box in Foords Lane, Vines Cross
39. Bridge over Waldron Ghyll, Vines Cross Road
40. Post boxes (VR, GR and now ER) (e.g.: Marle Green; A267 opposite Furnace Lane)
41. Coxlow House
42. Great Easterfields
43. Orchard Leigh
44. Manor Cottages
45. Horeham Flat Farm, Farmhouse
46. Brickpit behind Kingston Villas

9. Conclusion

- 9.1 The list of candidate non-designated heritage assets above is recognised as requiring full assessment against identified criteria. It cannot be assumed that they represent non-designated heritage assets without further consideration. Neither is the above list regarded as comprehensive. It does not exclude over assets being identified.
- 9.2 It is for Wealden District Council (WDC) to produce a “Local List” of non-designated heritage assets. However, it does not currently have such a list, nor is one in preparation.
- 9.3 Therefore, it is recommended that the identification of locally important heritage assets that are not already protected by formal designations (such as Listed Building status) would be an appropriate local project to be carried out outside of the formal Neighbourhood Plan process. This may still be led by the Parish Council, but it allows more time for a well-researched exercise. It would inform WDC in the preparation of a Local List or, in its absence, would still inform the consideration of proposal affected relevant local heritage assets.
- 9.4 A suggested proforma for undertaking assessment is attached at Appendix 1.
- 9.5 At the same time, given the local interest in the historic environment, it would still be appropriate to incorporate an overarching policy into the Horam Neighbourhood Plan that highlights the importance of locally valued heritage assets.
- 9.6 Therefore, and having considered comments received through the Regulation 14 consultation, the proposed policy is:

Heritage Assets

Development proposals should seek to conserve and where possible enhance the local distinctiveness of buildings and structures which are of local architectural and historic interest and contribute to heritage significance of Horam Parish, having regard to the historic character and evolution of the Parish set out in ‘*Horam Parish: Historic Overview, Character and Issues Statement*’ and other relevant records, including the East Sussex Historic Environment Record.

- 9.7 A proposed Local Heritage Project, again taking comments into account, is as follows:

Proposed Project

The Parish Council is keen to ensure sensitive conservation of the historic environment and will promote and support the identification of local heritage assets, drawing on the initial background work and approach set out in the Horam Neighbourhood Plan Background Paper: ‘Approach to identifying and protecting local heritage assets’. It anticipates this being a community-led project, carried out

in close liaison with partner organisations, notably Wealden District Council and East Sussex County Council, through their respective conservation/archaeology officers. Buildings and other structures regarded as being of local historic importance will be put forward for inclusion on a 'local list' of non-designated heritage assets when this is produced by Wealden District

.

Appendix 1: Local Heritage Assets - Assessment Proforma

Site	
Asset type	
Source(s)	
Evidence (map/photo)	
Criteria	
<i>Age</i>	
<i>Rarity</i>	
<i>Architectural and Artistic Interest</i>	
<i>Group Value</i>	
<i>Archaeological Interest</i>	
<i>Historic Interest</i>	
<i>Landmark Status</i>	