



**ASHINGTON ASSETS & TREASURES REPORT  
SEPTEMBER 2017**

Produced by Ashington Neighbourhood Plan Steering Committee

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This is a 'live' document and may be revised, if appropriate, during the Neighbourhood Plan process.

## **OVERVIEW**

### ASSETS OWNED BY ASHINGTON PARISH COUNCIL – see Appendix 1

1. Freehold property east side of London Road, Ashington. Title No WSX 29553
2. Freehold property east side of London Road, Ashington, to the south of The Mews Title No WSX 265651
3. Land east side of Ashington (Nature Trail) Title Number WSX 277205
4. Land around Church Close Title Number WSX 292639
5. Northern end of Nature Trail Title Number WSX 294226
6. Warminghurst Close Play Area. Title Number WSX 299572
7. Northern end of western tree boundary (buffer zone). Title Number WSX 299575
8. Persimmon Homes land - balancing pond area, part of western tree boundary and various pieces of verge in Covert Mead, land west of Footpath 2606 Title Number WSX 322598
9. Wimpey Homes – balancing pond area Title Number WSX223475
10. Other significant assets: 4 bus shelters, 2 village seats, 6 noticeboards, Posthorses Play Area Playground equipment, Warminghurst Close Play Area Playground equipment, Foster Lane Play Equipment, Youth Shelter

### ASSETS OWNED BY ASHINGTON COMMUNITY CENTRE TRUST – see Appendix 1

1. Ashington Community Centre & outdoor facilities (skatepark, multisports court) - Foster Lane
2. Recreation Ground, Old Village Hall, Sports Pavilion, Scout Hall - Church Lane
3. One Acre playing field - Foster Lane
4. Millennium Garden & play area – Foster Lane

### ASSETS PUBLICLY OWNED (WSCC, HDC)

Ashington CE School & playing fields – Appendix 2

### OTHER ASSETS IMPORTANT TO THE COMMUNITY

Ashington Parish Church, Church Lane – Appendix 1

Ashington Social Club, Mill Lane – Appendix 1

Ashington Old School, Rectory Lane (home to Chanctonbury Playschool, owned by Ashington School House Trust) – Appendix 1

Broadbridge Farm allotments (privately owned) – Appendix 1

Listed buildings - Appendix 3

Footpaths, Bridleways & Green links - Appendix 4

Ancient woodlands, Trees under TPO, Important Hedgerows, other woodlands - Appendix 5

Ponds, Watercourses & drainage ditches – Appendix 6

### RETAIL/BUSINESS ASSETS - Appendix 7

MEDICAL ASSETS – Ashington Pharmacy, London Road

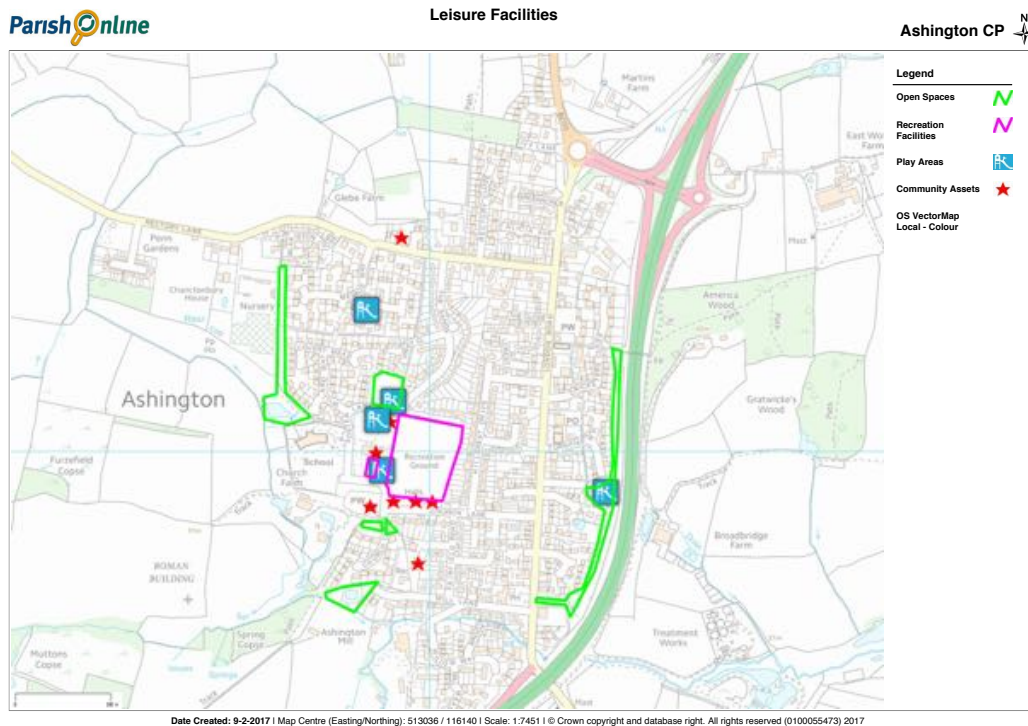
TRANSPORT ASSETS - Appendix 8

APPENDIX 1 PLAY AREAS, OPEN SPACE, COMMUNITY & RECREATION FACILITIES

Play Areas: Foster Lane x 3 (skatepark, north of Community Centre, north of Foster Lane), Warminghurst Close, Posthorses

Community buildings: Community Centre, Scout Hall, Sports Pavilion, Youth Club, Old School

Recreation space: Recreation Ground (Church Lane) and Multi-sports Court (Foster Lane)



## APPENDIX 2 EDUCATION FACILITIES

Ashington is served by a single Primary school: Ashington CE Primary School (210 pupils from September 2017, single form entry), Reception to Year 6. Secondary Education: Years 7&8 are educated at Steyning Grammar School (Rock Road campus, Storrington) and Years 9 onwards attend Steyning Grammar School (Shooting Field campus, Steyning).

Note - Steyning Grammar School is not a grammar school in the strict sense – it is a non-selective local comprehensive school.

School buses run from Ashington to the various schools.



## APPENDIX 3 LISTED BUILDINGS &amp; HERITAGE ASSETS

## SCHEDULED MONUMENTS

Roman building 200yds (180m) NW of Spring Copse	1005826 Scheduled monument	300mtrs south west of Church Farm House
Moated site and associated earthworks north west of West Wolves Farm, Ashington	1011854 Scheduled monument	

## LISTED BUILDINGS

<b>Name</b>	<b>List number &amp; grade</b>	<b>Listing notes</b>
22 - 26 (CONS.), Church Lane, Ashington, Horsham, West Sussex RH20 3JY	1027191 II	Originally 2 cottages, then listed as Church Lane 22, 24 and 26. Now 5 cottages numbered consecutively. Early C19. Two storeys. Four windows. Faced with cobbles and stringcourse, long and short window dressings and quoins all of red brick. Hipped slate roof. Windows altered.
Ashington House, London Road, Ashington, RH20 3AT	1027197 II	Previously Holmbush House and listed under Spear Hill Washington. 1830 circa. Almost square house with tail portion forming a service wing behind. Two storeys. Three windows facing south, three windows facing east. Stuccoed. Cornice and blocking course. Slate roof. Glazing bars intact. South front has 3 bays on ground floor. East front has a porch with twin columns, pediment and round-headed windows at the sides. The service wing has 3 windows facing east.
Batts Farm, Billingshurst Road, Ashington, RH20 3BB	1422843 II	
Bennetts Farmhouse, Billingshurst Road Ashington, RH20 3BB	1027441 II	
Bowford Farmhouse, Billingshurst Road, Ashington RH20	1191718 II	L shaped C18 house. Two storeys. Three windows. Painted brick and stone rubble. Half-hipped tiled roof. Casement windows.

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2LP		
Church Farmhouse Church Lane, Ashington, RH20 3JX	1353978 II	C17 or earlier L shaped timber frame building with plaster infilling. Horsham slab roof. Casement windows. Two storeys. Three windows. Substantially altered late C20.
Jinkes Farmhouse Park Lane, Ashington, RH20 3AL	1027447 II	Formerly listed as Manor Cottages. C18 or earlier. Two storeys and attic. Five windows. Three hipped dormers. Coursed stone in centre and red brick at each end. Hipped tiled roof. Casement windows.
Laurel Cottage and Orchard Cottage, Rectory Lane, Ashington RH20 3AS	1191796 II	C18 or earlier. Two storey. Four windows. Tile hung. Hipped tiled roof. Casement windows. Chimney breast at each end.
Malthouse Farmhouse, Malthouse Lane Ashington RH20 3BU	1027443 II	C17 or earlier timber framed building with timbering exposed in north wall but refronted with brick now painted. Stringcourse. Horsham slab roof with pentice behind. Two storeys. Four windows and two window spaces. Later L wing behind.
Manor Cottage and Willow Wren, Mill Lane, Ashington RH20 3BX	1027446 II	Probably C17. Two storeys. Three windows. Fronted with stucco the back red brick on ground floor and tile hung above. Tiled roof. Casement windows.
Mill House Hotel, Mill Lane, Ashington RH20 3BX	1027193 II	Previously listed under Mill Lane Washington. C18. Two storeys and attic. Four windows. Two dormers. Stuccoed. Tiled roof. Some sash windows with glazing bars intact, some casement windows. Modern L wing behind.
Mitchbourne, Malthouse Lane Ashington RH20 3BU	1027444 II	C17 or earlier timber-framed building with infilling of plaster, red brick and stone rubble all whitewashed west wall cobbles. Hipped tiled roof with pentice behind. Casement windows. Two storeys. Four windows.
Mutton's Farmhouse, Mutton's Lane, Ashington, RH20 3AL	1353958 II	C17. Two storeys. Three windows. Stone rubble with red brick dressings and quoins. Horsham slab half-hipped roof. Casement windows. Modern porch.
1, Normans Cottages, London Road Ashington RH20 3DG	1027445 II	North cottage probably C17. Faced with stone rubble with red brick dressings, quoins and stringcourse. South cottage early C19. Red brick with grey headers alternately. Tiled roof and casement windows to whole. Two storeys. Five windows. North cottage has four-centered brick

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		doorway and a gable end with attic window.
2, Normans Cottages, London Road Ashington RH20 3DG		See 1 Normans Cottages above
The Oast House, Billingshurst Road, Ashington RH20 3AZ	1354095 II	Formerly part of Holmbush Farm and listed under Spear Hill, Washington. Probably C18. Two storeys. Three windows. Red brick. Tiled roof. Casement windows. Modern Georgian doorway. Behind to the north is a circular brick oasthouse with conical roof that is now part of the dwelling.
Oast House Cottage, Billingshurst Road, Ashington RH20 3AZ	1182086 II	Formerly Holmbush Farmhouse and listed under Spear Hill, Washington. C18 L shaped building. Two storeys. Three windows facing west, one window facing south. Plastered front. Tiled roof. Casement windows.
Oast House Barn, Billingshurst Road Ashington, RH20 3AZ	1182097 II	Formerly part of Holmbush Farm and listed as Barn to the south-west of the Oast House, Spear Hill Road, under Washington. C18 or earlier. Faced with tarred weather-boarding. Hipped tiled roof.
Orchard Cottage Rectory Lane, Ashington RH20 3AS		See Laurel Cottage above
The Parish Church of St Peter and St Paul, Church Lane Ashington RH20 3JX	1027442 II*	Chancel with south chapel nave and south aisle and porch. C15 or earlier. Restored by Robert Wheeler of Tunbridge Wells in 1871/2 when the south aisle was added.
Prior's Barn, Billingshurst Road Ashington RH29 3BB	1353977 II	C17. Two storeys. Four windows. Faced with painted brick or weather boarding. Tiled roof. Casement windows.
The Stables of The Red Lion Hotel to the North London Road, Ashington RH20 3DD	1284725 II	Prima facie the Stables have been subsumed into the Red Lion Hotel. Originally listed under Mill Lane Washington. C18 red brick half-hipped roof. Casement windows. Now part of the public house complex.
The Red Lion Hotel and Adjoining Cottage to the North West, London Road RH20 3DD	1354091 II	Prima facie the Cottage has been subsumed into the Red Lion Hotel. Originally listed under Mill Lane Washington. C18. Three storeys. Three windows. Ground floor red brick and grey headers above tile hung. Hipped tiled roof. Casement window. C19 gable porch. At

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		right angles behind is a contemporary cottage which is tile hung. Two storeys. Two windows.
West Lands Cottage and Westlands Old Farmhouse, Billingshurst Road Ashington RH20 3BB	1027484 II	
West Lands Old Farmhouse, Billingshurst Road, Ashington RH20 3BB		See West Lands Cottage above. C14. L shaped building. West wing timber framed with plaster infilling. Tiled roof. Casement windows. Two storeys. Three windows. Extended westward 1987.
West Wolves Farmhouse, Billingshurst Road Ashington RH20 3AY	1286931 II	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.
The Willows London Road, Ashington, RH20 3JR	1027160	Previously The Lornies, and Broadbridge Farmhouse and listed under Worthing Road Ashington and Worthing Road Washington. Two parallel ranges with gable ends. C17 or earlier timber-framed building refaced with Pulborough stone, ironstone rubble and red brick but the timbering still exposed in the south-east gable end. Horsham slab roof. Casement windows. Two storeys. Three windows.
The Willows, Mill Lane, Ashington RH20 3BX	1027159 II	Recorded as Willow Way. C17 or earlier timber framed building with painted brick infilling. Tiled roof. Casement windows. One storey and attic. Three windows. Two gabled dormer.
Willow Wren, Mill Lane Ashington RH20 3BX		See Manor Cottage above
Yew Tree Cottage, Billingshurst Road, Ashington, RH20 3AZ	1354094 II	Formerly listed under Spear Hill Washington. Probably C17. Two storeys. Three windows. Stuccoed. Tiled roof. Casement windows.
Frenchlands House North Lane Ashington RH20 3DF		Whilst Frenchlands House has a postal address of Ashington it is located within Wiston parish





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The Residents Detailed Village Survey March 2017 identified the following 'community interest' buildings as being worthy of consideration for designation as Local Heritage Assets:

- Methodist Church
- Old School, Rectory Lane
- The Orchard, Hole Street

The possible designation of the Old Village Hall as a Local Heritage Asset is less clear-cut with only 121 respondents voting in favour, 85 against and 91 unsure. The Hall was originally constructed in 1947 from parts of old Sands Farm buildings that were constructed between 1818 and 1849. Therefore, only small parts of the building are historic, possibly reflecting the mixed views of respondents.

In addition, the Survey results showed that the majority of respondents agreed that the following properties are worthy of consideration for designation as 'Local Heritage Assets' and should be afforded some acknowledgement in the Neighbourhood Plan. Developers should present information on the heritage of these assets during the preparation of submissions to the Neighbourhood Plan or preparation of planning application documents.

**Assets representing our agricultural heritage and pre-enclosure of Ashington Common. Identified from OS 1813 map (surveyed 1810), Thomas Budgens map of Steyning 1806 and/or Yeakell and Gardeners map of Sussex 1778-1783 or other sources identified**

**Farms**

	<b>Asset</b>	<b>Information</b>
5	Martins Farm, Old London Road	HER ref MWS 123441806 map and 1778 though details of buildings hard to identify. Only yard and barn, incorporated into dwelling, likely to be original
6	Sparrows Cottages, off Rectory Lane	Sparrows apparent on all maps 1778 et seq though individual buildings hard to identify West Sussex Records Office have references 1695, 1734 et seq
7	Triggles House, Hole Street	On 1806 and 1778 maps. Mentioned as Trickles in 1789 in "History of County of Sussex"
8	Whitelands Hole Street, Hole Street Including pre 1810 outbuildings	On 1806 map and 1778. Per West Sussex Records Office, ref Wiston 3425-3435 references from 1743

**Cottages**

	<b>Asset</b>	<b>Information</b>
9	Beulah Cottage London Road	
10	Cradlebridge, off Mill Lane	Prima facie on 1806 map and 1778. Believed turned down for National listing
11	Highbanks, Malthouse lane	Reputed forge for Mitchbourne from 17 <sup>th</sup> century. On 1778 and 1806 map. Attached Wortley Cottage

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12	1 & 2 Mill Cottages, Mill lane	Prima facie on 1810 map
13	Mill Lodge, off Mill Lane	Prima facie on 1806 map – Original building? Much altered
14	The Orchard, Hole Street	On 1778 et seq maps. Also see above for community listing
15	Quaker Cottage, London Road	Previously known as Poplar Cottage and Chanctonbury Cottage. approx 1760. Built by Thomas Allen, who married Elizabeth Ockenden in 1751
16	Spearhill Cottage Billingshurst Road	HER ref MWS 10315 1806 map and 1778. much extended
17	Swan Cottage, London Road	Prima facie on 1806 map, reputed 250 years old
18	Tudor Rose Cottage, Brookside Orchard off Willow Way	Previously Red Lion Cottage. Prima facie on 1810 map
19	The Well House, London Road	On 1806 map and 1778. Per History of County of Sussex 1986, dated 1743. Believed turned down for national listing
20	Whitelands Lodge, Hole Street	Prima facie on 1778 and 1810 maps
21	Woods Cottage, Muttons Lane	HER ref MWS 10315 1806 map and 1778. Much extended
22	Wortley Cottage, Malthouse Lane	On 1778 and 1806 map. Attached to Highbanks

Farm buildings predating enclosure which have been converted to residential use. Historic significance in their own right, and those located near to their farmhouses are also likely to add significance through group value to the relevant Farmhouses, which are all listed as of national significance

	<b>Asset</b>	<b>Information</b>
23	Group comprising: Flint Barn} Malt House Barn} The Springs} Malthouse Lane Stone Cottage} The Old Malthouse}	Barns from Malthouse Farm. On 1778 et seq maps
24	Lambs Barn, off Muttons Lane	On 1806 map. Outlying Barn for Muttons Farmhouse.
25	Mitchbourne Farm, Malthouse Lane	Barn for Mitchbourne (Farm) House 1778 map
26	Muttons Farm Barn, off Muttons Lane	Main barn for Muttons Farmhouse on 1778 et seq maps
27	Park Barn, Park Lane	On 1778 map. Outlying Barn for Warminghurst Manor (Outside parish boundary)
28	Stone Barn, off London Road	Main barn for "The Willows", previously Broadbridge Farmhouse On 1778 et seq maps. Turned down for national listing

Other farm buildings for Nationally Listed buildings, predating enclosure, still believed to exist. NB some of these may be covered by the National Listing. Of

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interest in their own right through age, and likely to add significance to listed Farmhouses

	<b>Asset</b>	<b>Information</b>
29	At Batts Farm	
30	At Bennetts Farmhouse	
31	At Bowford Farmhouse	
32	At Church Farmhouse	
33	At Malthouse Farmhouse, general and Barn Hovel	Historic environment record MWS 8565
34	At Muttons Farmhouse	
35	At Westlands Old Farmhouse	

**Buildings known to be constructed during period of Turnpike Road ,1802 - 1877, within the built up area boundary and apparent on 1879 OS map (surveyed 1875)**

	<b>Asset</b>	<b>Information</b>
36	Artist's Cottage, London Road	
37	Bluebird Cottage, London Road	
38	Church Office, London Road	Red Lion car park
39	Clearview House, London Road	Pharmacy/Morways shop & flats
40	Crawts, Rectory Lane	
41	Crusader Cottage, Bricklayers Row, London Road	Formerly known as Bricklayers Row, next to Ashdene Gardens
42	Downsview Cottage, London Road	
43	Leaf Cottage, Bricklayers Row, London Road	Formerly known as Bricklayers Row, next to Ashdene Gardens
44	Little Carfax, Rectory Lane	
45	Ivy Cottage, London Road	Opposite Greenacres
46	Old Ashington Village School, Rectory Lane	1872, PRO ED 7/123
47	Posthorses	Former shop
48	Prospect Cottage, Rectory Lane	Near Indian Cottage
49	The Old Rectory, Blakiston Close	1856-1857
50	Rose Cottages 1&2, Bricklayers Row, London Road	Formerly known as Bricklayers Row, next to Ashdene Gardens
51	Roselands, London Road	Next to Methodist Church
52	Sand Cottage, Rectory Lane	
53	The Toll House, London Road	
54	Virginia Cottage, London Road	Near Ashington Autos
55	The White House, Rectory Lane	
56	The White Cottage, Bricklayers Row, London Road	Formerly known as Bricklayers Row, next to Ashdene Gardens

**Parkland for Nationally Listed Country House**

	<b>Asset</b>	<b>Information</b>
57	Parkland for Ashington House, Old London Road	Historic Environment Record ref MWS 33

Others

	<b>Asset</b>	<b>Information</b>
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## Ashington Neighbourhood Plan Assets & Treasures Report May 2017

58	Apps, Spear Hill	Cottage, apparently on 1810 map. Within neighbourhood plan area? Planning applications referred to Shipley
59	Spear Hill House, Spear Hill	Once Small Farm, apparently on 1810 map. Within Neighbourhood plan area? Planning applications referred to Shipley
60	Stream Farm, Billingshurst Road	Looks as if on 1810 map but not possible to check whether existing buildings are old
61	Woolvens Barn, Billingshurst Road	Existed 1806 et seq but not clear if it's still there now

APPENDIX 4 WOODLANDS, NATURAL & GREEN SPACES, TPO'S

The following publicly accessible natural features and green spaces were identified from the Residents Detailed Village Survey March 2017 as important:

- Recreation Ground
- One acre field, Foster Lane
- Millennium Garden
- East side nature trail
- Western tree boundary
- Willard Way pond & surrounding area
- Church Close pond & surrounding area
- Turnpike Way pond & surrounding area
- 'Dry' balancing pond

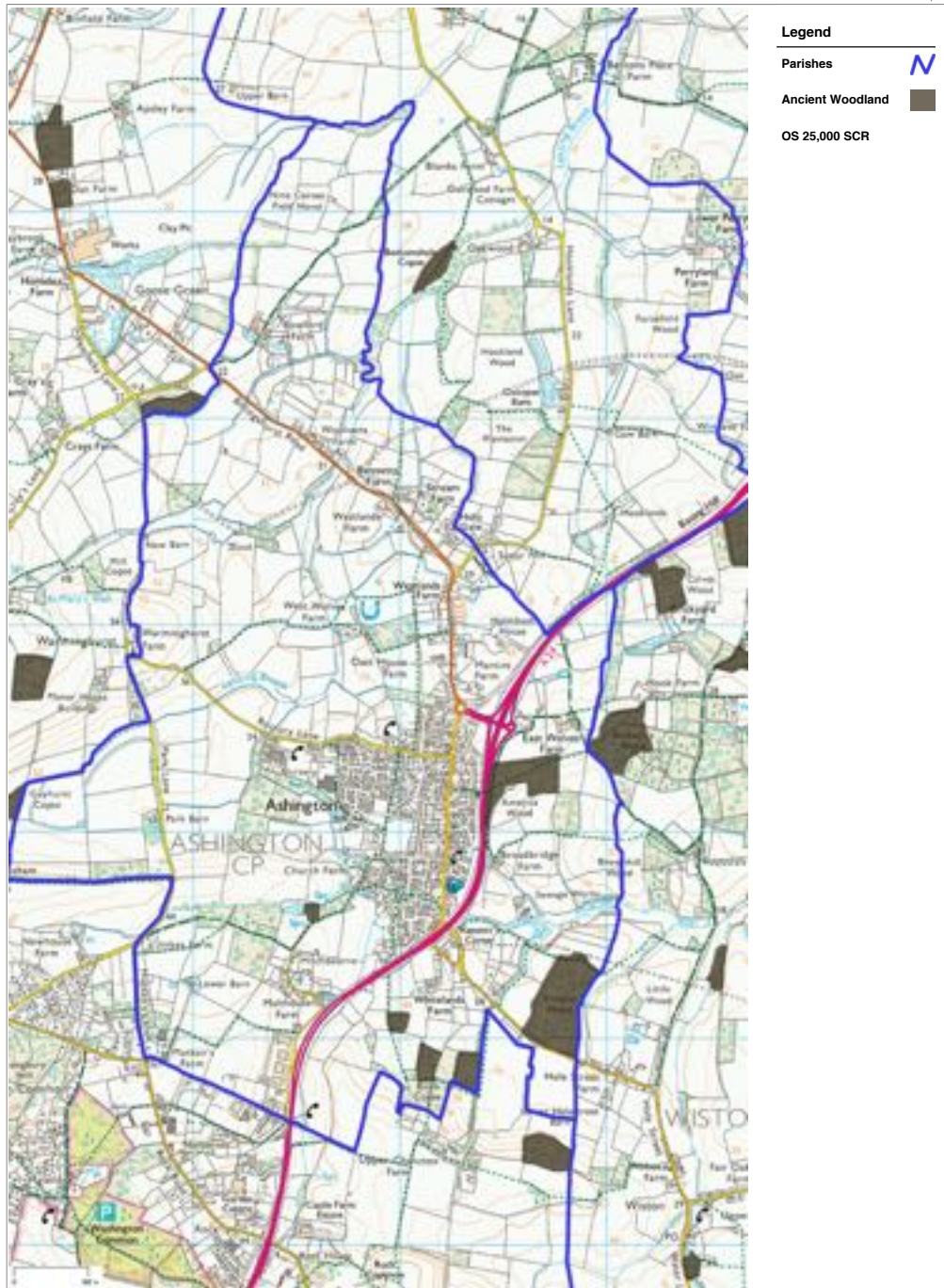
TPO's – a full list of Tree Preservation Orders in the area can be obtained from Horsham District Council.

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## Ancient Woodland 2016

Ashington CP



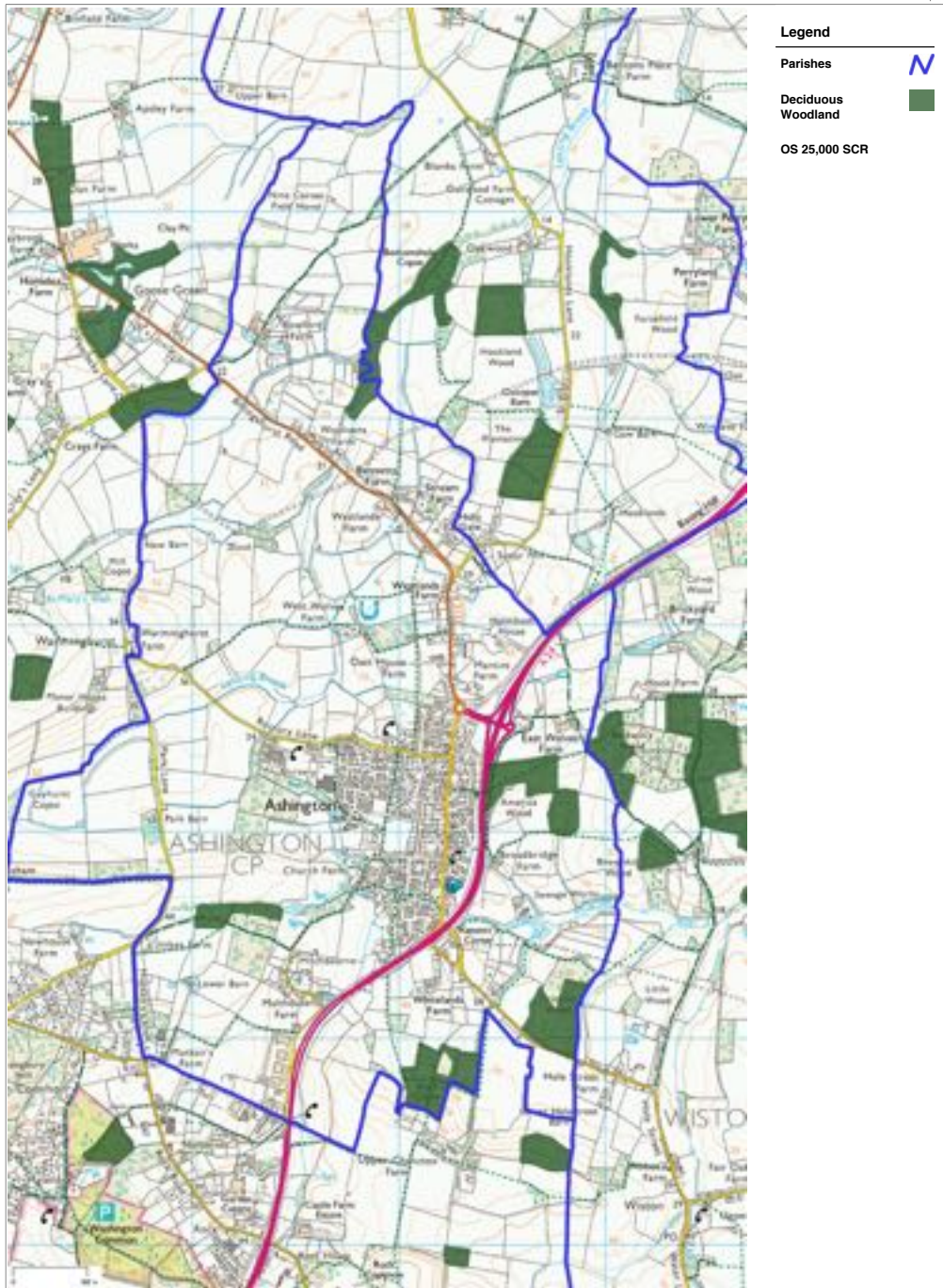
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## Deciduous Woodland 2016

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#### APPENDIX 5 PONDS, WATERCOURSES & DRAINAGE DITCHES

Residents identified the following ponds as being important community assets:

- Willard Way balancing pond
- Church Close balancing pond
- Turnpike Way balancing pond
- Broadbridge Farm duck pond (a private pond adjacent to a Public Footpath but popular with residents)
- 'Dry' balancing pond (at the rear of Posthorses former shop, London Road)

The Parish has a history of flooding in the Mill Lane area. This is caused by heavy rainfall and high groundwater levels overwhelming the stream at Mill Lane. Flooding to properties occurs (including a Grade II Listed building and another home of local historic importance). In addition, the flooding blocks the access road to 60-70 properties, effectively isolating them completely.

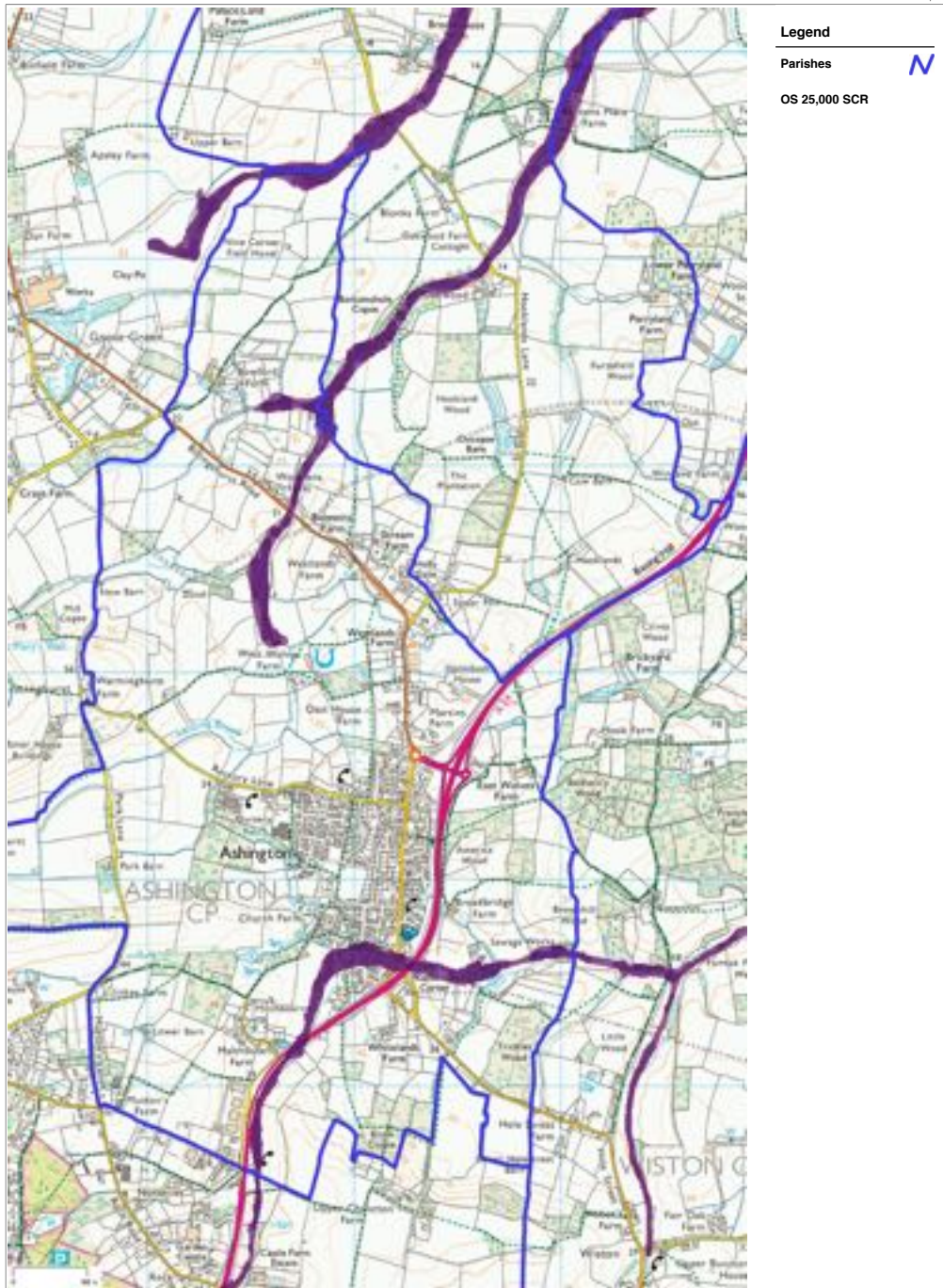
There are a number of drainage ditches throughout the Parish. Some of these no longer serve as drainage infrastructure as new development nearby has resulted in most surface water being piped to balancing ponds, however, the ditches remain and are important wildlife corridors and garden drainage. Other ditches are important drainage infrastructure.

Environment Agency Flood Alert areas map below:

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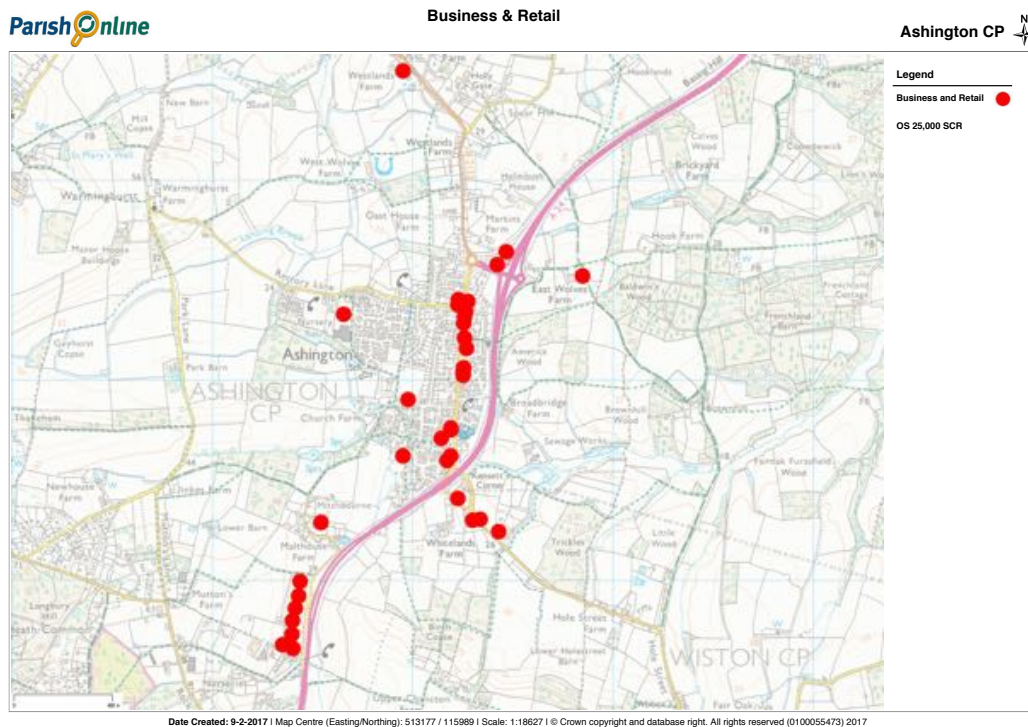
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### APPENDIX 6 EMPLOYMENT SPACE, BUSINESS & RETAIL

Most retail/service space is located along the full length of London Road. There are two business parks along the A24 (Wiston and The Hollow) with smaller business areas at East Wolves Farm (at the northern A24 southbound roundabout) and Lodge Farm (Malthouse Lane). Two businesses are located within the wider built up area of the village (Chanctonbury Caravan Storage, Rectory Lane and G&M Tools, Mill Lane). A state-of-the-art Equine Hospital is currently under construction along Billingshurst Road. There are 3 playgroups/childrens nursery in the Parish: Ashington Playgroup (at Ashington Community Centre, Foster Lane), Chanctonbury Playschool (at Ashington Old School, Rectory Lane) and Ashington Children's Nursery (at the old Methodist Church, London Road)



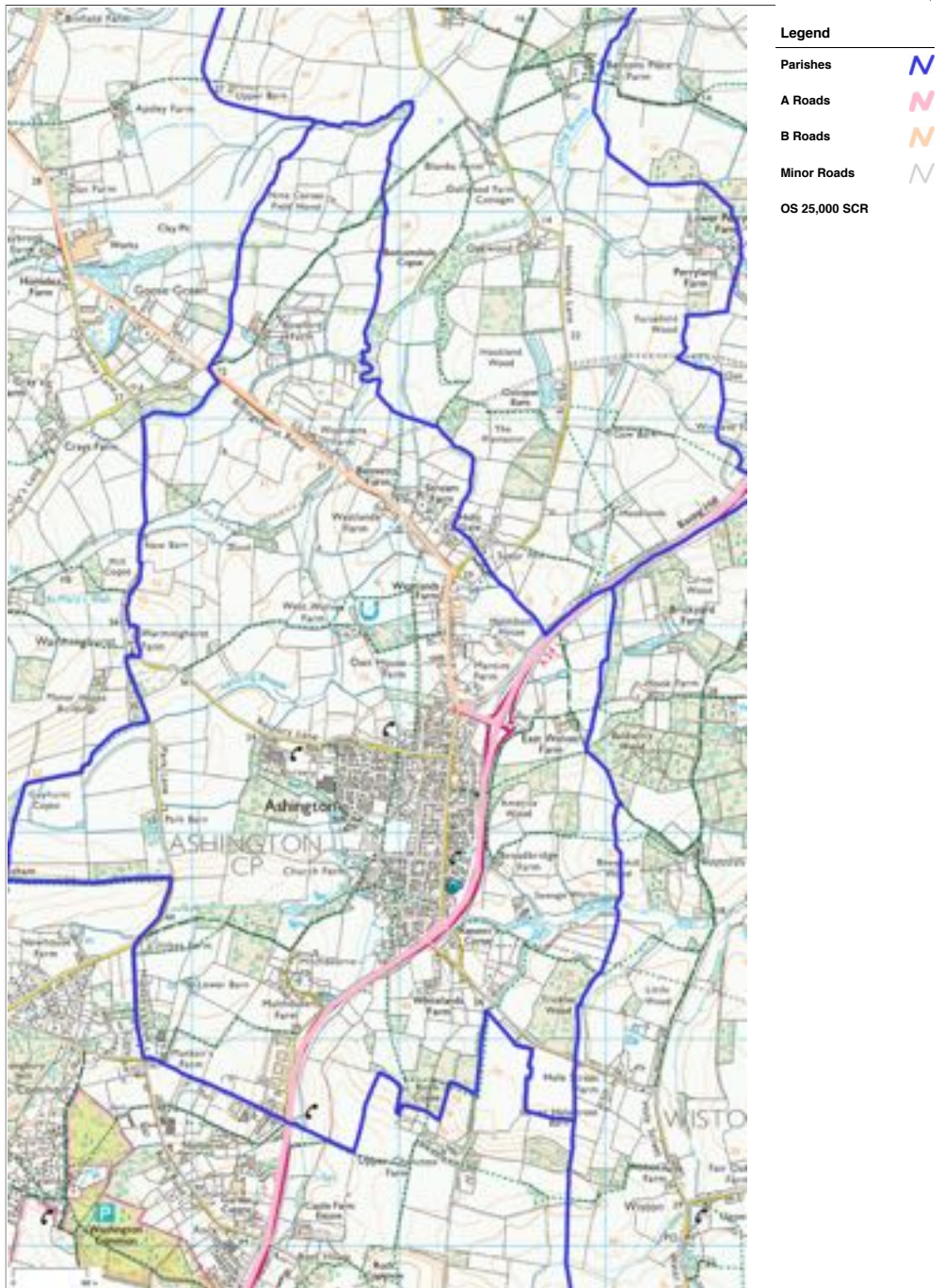
APPENDIX 7 TRANSPORT INFRASTRUCTURE including PROW and GREEN LINKS

Ashington has good road transport links via the nearby A24. However, the proximity of the road and heavy usage results in a noise pollution problem for the village. The nearest railway stations are at Billingshurst (7 miles), Pulborough (9 miles) and Horsham (12 miles).



Road designations 2016

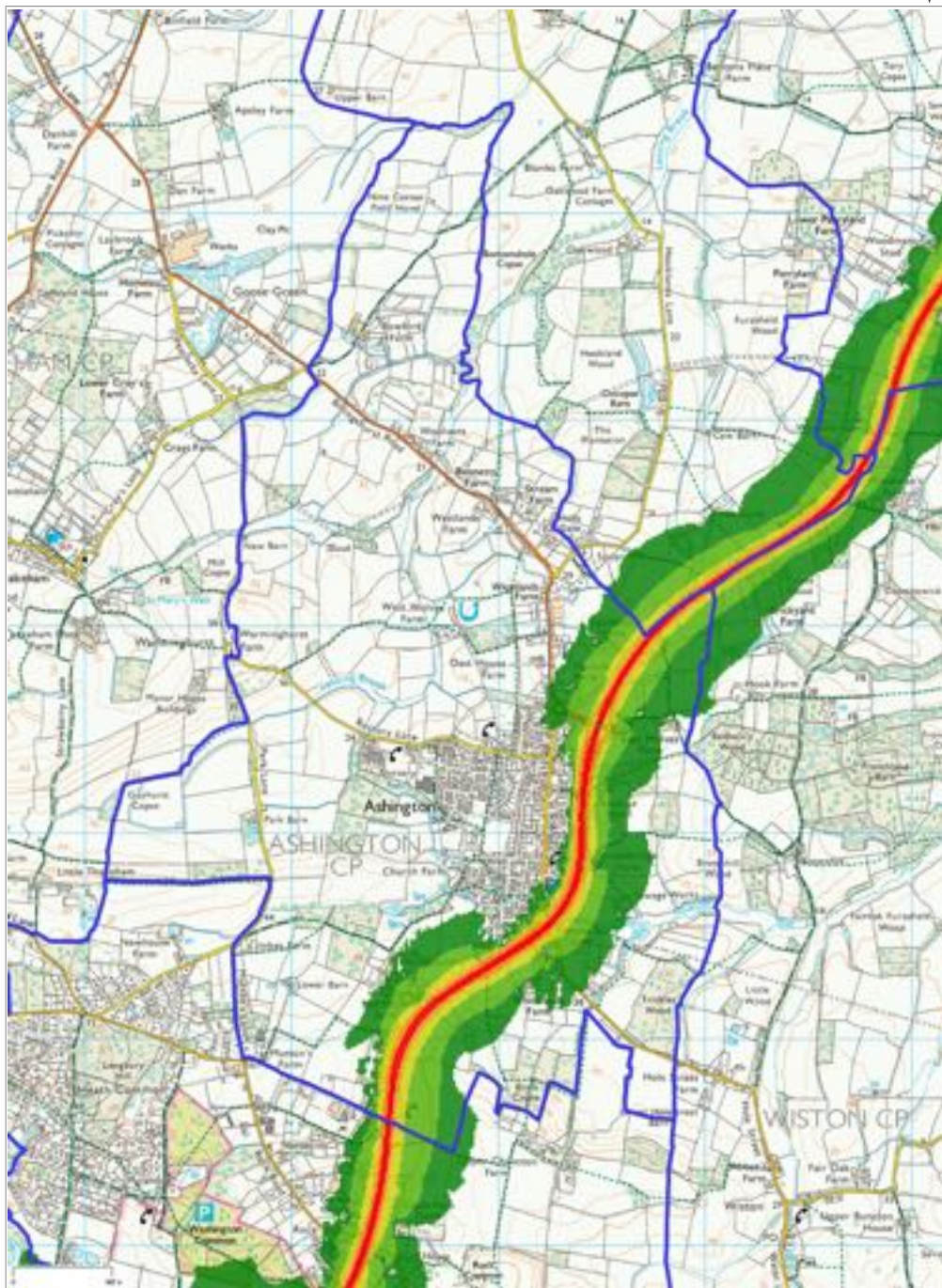
Ashington CP



Legend

- Parishes
- A Roads
- B Roads
- Minor Roads
- OS 25,000 SCR

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DEFRA Road Noise 16hr map above for indicative purposes.

### Public Transport

Metrobus 23 provides a regular hourly service (Monday to Friday) between Worthing and Crawley, stopping in Ashington. However, evening and weekend timetables are more limited.

The Compass 72/73 service has been cut and no longer serves Ashington.

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Several bus stops on the A24 near Ashington were suspended from use in early 2016 due to an accident. These remain suspended.

### Sustainable Transport

Pavements around the Parish are generally good but do suffer from a lack of maintenance. There are no designated 'cycle routes' in the area.

### FOOTPATHS

NUMBER	FROM	TO	COMMENTS
2364	Blonks Farm	Stream Farm	
2364-1	Blonks Farm	Hooklands Lane	
2490	Rectory Lane	Billingshurst Road	
2492	West Wolves Farm	FP2491	
2491	Billingshurst Road	Rectory Lane	via Sparrows Lane
2607	Rectory Lane	Foster Lane	via Chanctonbury Nurseries
2606	Rectory Lane (Sands path)	Church Lane	
3208	Church Lane	Mill Lane	via Social Club
2611	Church Lane	Malthouse Lane	
2613	Rear of Church Close	London Road	via Mill Lane
2621	BW2612	Park Lane	
2608	Mill Lane	Birch Copse	via Mill Lane and across A24
2505	A24 footbridge	BW2503	Through America Wood
2507	A24 footbridge	Broadbridge Farm	
2506	Broadbridge Farm	Brownhill House	
2605	Kensetts Corner	BW2503	
3503	Sewage Works	Hole Street	
2619	Hole Street	Birch Copse	
2622	Wiston Business Park	Muttons Lane	
2486	Park Lane	Little Thakeham	

### BRIDLEWAYS

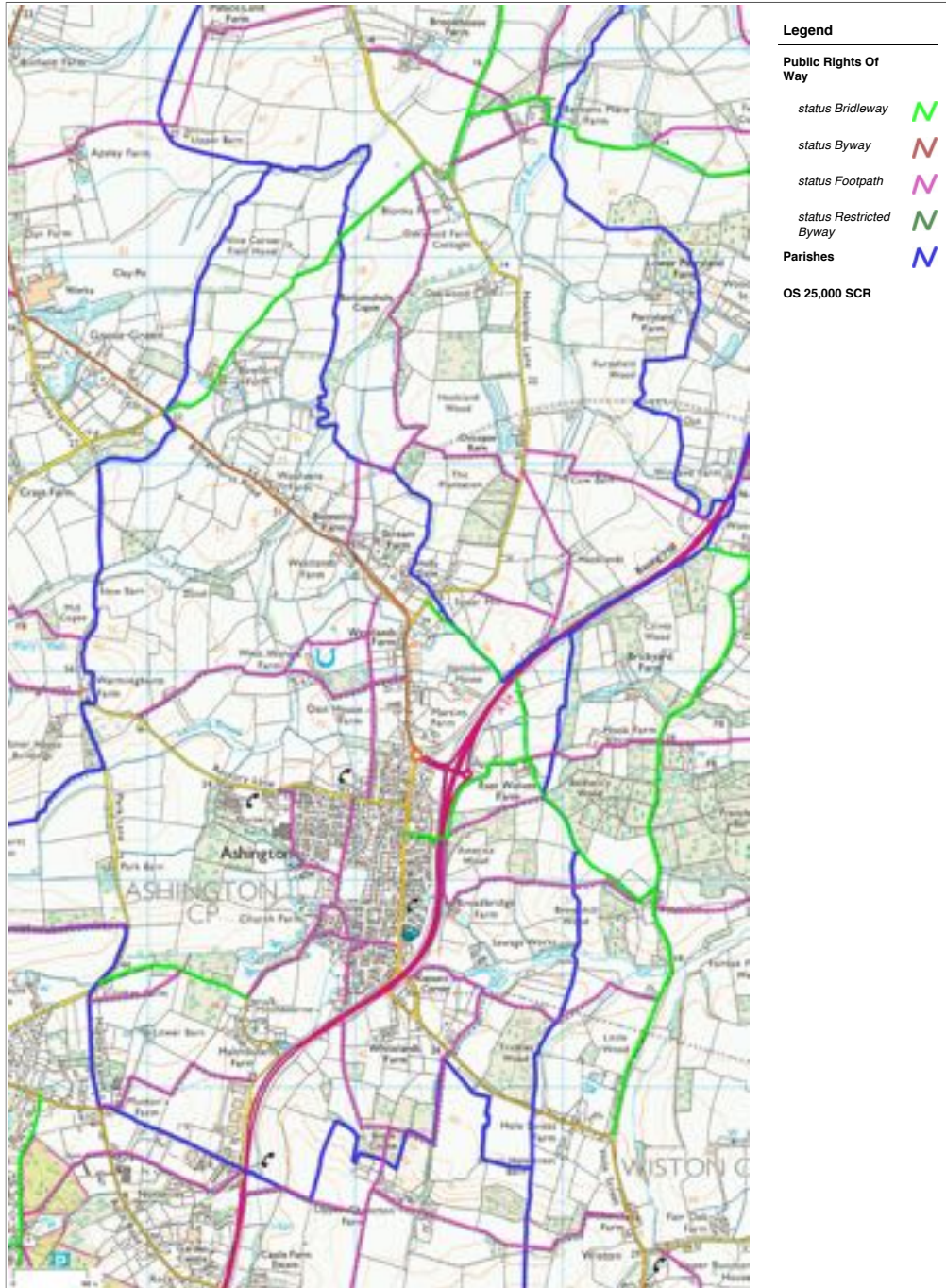
NUMBER	FROM	TO	COMMENTS
2362	Billingshurst Road	Blonks Farm	
2499	Spear Hill	A24	
2612	Malthouse Lane	Park Lane	
2502	London Road (Methodist Church)	East Wolves Farm	

There are some issues locally with footpaths and bridleways being 'isolated'. Those crossing the A24 are either blocked or considered too dangerous to use, others simply do not join up to create a true network.

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