



Heritage Statement

Land East of Westergate, Westergate

For:

Cala Homes

June 2024

Ref: 4333

Smith Jenkins Ltd

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Appendix A Heritage Planning Policy Context

1 Introduction

1.1 This Heritage Statement has been prepared by Smith Jenkins Planning & Heritage on behalf of Cala Homes in support of the hybrid planning application for the development of the land to the east of Westergate (hereafter also referred to as the 'Site').

1.2 The development proposals comprise:

"Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way." (the Proposed Development).

1.3 The Site does not contain any designated or non-designated heritage assets, however it is in proximity to a number of listed buildings, as well as The Square Eastergate Conservation Area and Church Lane Eastergate Conservation Area.

1.4 A Site visit was conducted by Smith Jenkins on the 5th June 2024.

1.5 Paragraph 200 of the National Planning Policy Framework (NPPF) 2023 sets out the information requirements for determining applications and states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance' (NPPF, 2023).

1.6 This Heritage Statement is a standalone document prepared to satisfy paragraph 200 of the NPPF. In response to these policy requirements, Section 2 of this report identifies the heritage assets which may be affected by the application proposals. Section 3 provides statements of significance for the heritage assets identified within Section 2. These are relative to the scale, nature and effect of the proposed development.

1.7 Section 4 provides an assessment of the Proposed Development on the significance of the identified heritage assets, based on national, regional and local policy and guidance, with conclusions in Section 5. The heritage planning policy context for the consideration of these proposals is set out in Appendix A. This includes the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, the NPPF, regional and local planning policy.

2 The Heritage Assets

2.1 A heritage asset is defined by the NPPF 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)' (NPPF, 2021).

Designated Heritage Assets

2.2 A designated heritage asset is described by the NPPF as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation' (NPPF, 2023).

2.3 Such assets are statutorily identified as having a level of heritage (architectural and/or historic) interest to justify designation. There are then particular procedures in planning decisions to ensure that their special interest is preserved or enhanced.

2.4 Correspondence from Arun District Council (Conservation Officer Response dated 27th April 2017) has only highlighted the potential for impact on the Parish Church of St George, and as no defined study area has been requested through the Scoping Opinion, professional judgement has been used to identify an appropriate area.

2.5 An initial study area of 200m from the Site was used by Smith Jenkins to identify those heritage assets which have the potential to be impacted by the Proposed Development, with further desk-based research and a Site visit informing the final scope of assessment, which has been undertaken using professional judgement.

Listed buildings

2.6 8 listed buildings have been identified as having the potential to be impacted by the application proposals, either due to proximity or intervisibility between them and the Site. They are numbered in the table below, with their location in relation to the Site shown in figure 2.1.

Table 2.1 - Listed Buildings with the potential to be effected by the application proposals		
Key	Name	Grade
1	Parish Church of St. George	II*
2	Miliards Manor Farmhouse	II
3	Timbers	II
4	The Old Manor House	II
5	Barn And Cart Shed At Manor Farm To The South West Of The Farmhouse	II
6	Manor Farmhouse	II

7	Granary / outbuilding at Manor Farm	II
8	Eastergate House	II
9	Wilkes Head Inn	II
10	The Old House	II

Conservation areas

- 2.7 There is only one conservation area within 200m of the Site: Eastergate Church Lane Conservation Area. Eastergate: The Square Conservation Area lies just outside of 200m from the Site to the north, and Church Lane, Barnham Conservation Area lies around 1.5km to the south-east. Neither of these conservation areas will be effected by the Proposed Development, as a result of intervening development and tree coverage, and distance. Therefore, only Eastergate Church Lane Conservation Area has been scoped into this assessment.

Table 2.2 – Conservation Areas with the potential to be effected by the application proposals		
Key	Name	Date of Designation
A	Eastergate Church Lane Conservation Area	1992

Non-designated heritage assets

- 2.8 The NPPF identifies that heritage assets not only include those which are designated (often with statutory protection), but also those assets identified by the local planning authority which could include local listing or buildings of townscape merit. Any such designation, for the purposes of the NPPF, are considered to constitute non-designated heritage assets.
- 2.9 A 2.5km radius search of the West Sussex Historic Environment Record (HER) was undertaken as part of the baseline work for the production of Chapter 10 (Archaeology and Built Heritage) of the application's Environmental Statement, and this has been used to identify further potential heritage assets for consideration within the 200m scoping radius. No additional built heritage has been identified as having the potential to be effected by the Proposed Development. Additionally, Arun District Council have adopted a Buildings or Structures of Character list (2005), which does not contain any buildings or structures within Westergate, and those within Eastergate are either at a distance of over 1km away from the Site, or will share no inter-visibility or relationship with the Proposed Development due to intervening built form and foliage. Therefore, there are no non-designated heritage assets within the scope of this assessment.
- 2.10 A member of the public has indicated the presence of an air-raid shelter somewhere within the Site, likely near the proposed entrance to the east as this was where the old school was sited. Desk-based research, including a search of the West Sussex HER, the Defense of Britain Archive and online sources, has not revealed any indication of such a structure existing. A Site visit conducted by Smith Jenkins in June likewise found no evidence of a shelter, however much of the area to the west of the old school's location is now considerably overgrown and as such there is potential that something may survive under the shrubbery that is no longer visible or appreciable.

Scoped-out Assets

- 2.11 Table 2.3 below, shows those assets within and just outside of 200m that have been scoped-out of assessment due to a lack of inter-visibility or relationship with the Site. This has also considered the location of the road access to the Proposed Development, which will focus traffic down Westergate Street and thus mitigate any potential impact from increased traffic or other environmental changes.

Table 2.3 – Assets within/just outside of 200m from the Site scoped out of further assessment within this Heritage Statement			
Key	Name	Grade	Reason for Scoping Out
11	Malthouse Cottages	II	Distance (c.265m) and intervening built form and tree coverage
12	Flint House	II	Distance (c.280m) and intervening built form and tree coverage
13	The White House	II	Distance (c.320m) and intervening built form and tree coverage
14	Old Farm Cottage	II	Distance (c.300m) and intervening built form and tree coverage
15	Shelley House and the Elm Tree Stores	II	Distance (c.330m) and intervening built form and tree coverage
16	Eastergate Memorial	II	Distance (c.350m) and intervening built form and tree coverage
17	The Long House	II	Distance(c.370m) and intervening built form and tree coverage
18	Argyl House	II	Distance (c.360m) and intervening built form and tree coverage
19	Merryend	II	Distance (c.330m) and intervening built form and tree coverage
B	Eastergate The Square Conservation Area	-	Insular character, distance and intervening built form and tree coverage
-	Chichester Arundel Canal	Non-designated	Distance and structure no longer exists (now a footpath).
-	Former 19 th Century Headhone Farm	Non-designated	Distance and structures of the farm complex no longer exist.
-	Site of Woodgate Railway Station	Non-designated	Distance and the building no longer exists.



Figure 2.1 - Heritage Asset Plan showing the application Site and surrounding heritage assets. Assets in blue have been scoped-in, and assets in purple have been scoped out. Numbering is in line with the keys within tables 2.1 - 2.3.

3 Significance

- 3.1 The significance of a heritage asset is defined within the glossary of 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. Significance derives not only from a heritage asset's physical presence, but also from its setting' (NPPF, 2023).

- 3.2 Listed buildings are statutorily designated and, for the purposes of the NPPF, are designated heritage assets. Recognising this statutory designation, buildings must hold special architectural or historic interest. The Department of Culture, Media and Sport publish the 'Principles of Selection for Listed Buildings (2010)' which is supported by thematic papers, 'Listing Selection Guides', based on building type, which give more detailed guidance.
- 3.3 Conservation Areas are identified if they are of special architectural or historic interest, the character or appearance of which should be preserved or enhanced. Historic England has published guidance on the designation of Conservation Areas which provides a framework for the identification of those features that form the character and appearance.
- 3.4 The identification of a site as a non-designated heritage asset does not provide any legal protection of such asset, however, for the purposes of the NPPF, they are a material consideration in the determination of applications.
- 3.5 Historic England has also published a Good Practice Advice Notes on the 'Setting of heritage Assets' (2nd Edition, 2017) which is used to understand the surroundings of a heritage asset which may contribute to the significance of a heritage asset.

Assessment

- 3.6 The following statements of significance for the identified heritage assets (set out in Section 2) are proportionate to the importance of the asset and the likely impact of the proposals.

Parish Church of St George – Grade II* (No.1 on figure 2.1 above)

- 3.7 The Old Manor House was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 4th June 1958 (list entry no. 1233516).

Architectural Interest

- 3.8 The church was constructed using rubble with stone quoins and a tiled roof. The western shingled bell turret is slate tile-hung with a pyramidal roof at the western end. There is a variety of window styles, some containing decorative tracery. In addition, there are two 13th century lancet windows and a small Saxon window. On the northern elevation there is a vestry in addition to a stone pointed arched doorway which has been blocked with stone rubble.

Historic Interest

- 3.9 The church dates to the Norman period, with surviving fabric from this time retained. The vestry is a later addition dating to the 19th century. The church has remained a prominent feature used by the local community since its construction. It is also associated with Reverend Yoward, who was a popular rector of the church between 1906 and 1926.

Setting

- 3.10 The immediate setting of the church consists of its churchyard, which is bounded by dense hedging and provides a tranquil, insular character for reflection, with trees, gravestones and monuments dotted throughout. The wider setting principally consists of Manor Farm, with the farm buildings and land surrounding much of the churchyard and providing a rural character. This, as well as that of Church Lane to the north, has been the wider setting of the church for centuries, and therefore provides a strong contribution to the significance of the church. The extended setting of the church has remained relatively rural directly to the south, and this allows for a continued experience of quiet and tranquillity from within the churchyard, however development of Eastergate and Westergate to the north, east and west has altered the rural nature of the area and therefore the church is best viewed from closer-range vantage points than within extended vistas.

Contribution of Site

- 3.11 The Site forms part of the retained rural setting to the south of the church, although due to the boundary hedging of the churchyard, it is more closely associated with the modern developments to the east of Westergate Street than the historic church and its immediate surroundings. The vast majority of the Site is shielded from the church due to topography, intervening fields, dense hedging and treed boundaries. It therefore currently provides a minor contribution to the setting of the church, however this contribution is mostly appreciable when looking at aerial views, as the intervening foliage limits the inter-visibility between the church and the Site area, and the fields directly to the south of the church play a much stronger role in the retention of the historically rural setting of the listed building.

Summary of Significance

- 3.12 Initially constructed in the Norman period, the church retains a good amount of Norman fabric, with later windows and a 19th century vestry. Its western bell turret is now slate tile-hung with a pyramidal roof and forms the key external feature. It is set within its own tranquil churchyard, bounded by trees and dense hedging. Its proximity to the rest of the historic built form of Eastergate

Church Lane Conservation Area and the rural space directly to its south are the elements of its setting that contribute the furthest to its significance.

Miliards Manor Farmhouse – Grade II (No.2 on figure 2.1 above)

- 3.13 Miliards Manor Farmhouse was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1027707).

Architectural Interest

- 3.14 The two storey stuccoed farmhouse has a tiled roof and two chimney stacks. There is a central protruding entrance porch with a gabled-tile roof. The front elevation is symmetrical with 8-over-8 and 10-over-10 sash windows with glazing bars.

Historic Interest

- 3.15 The farmhouse dates to the 18th century, although there have been alterations since its construction, including the addition of the 19th century porch. The farmhouse has retained its residential use since its construction.

Setting

- 3.16 The former farmhouse is set within its own small plot, which has been much reduced over the years. This is the only remainder of its historic setting, with residential development of Westergate from the 20th and 21st centuries now surrounding it on all sides. There remains a visual connection with the grade II listed Timbers to the north, and this connection is the key element of the building's extended setting that contributes to its significance. As such, it is best appreciated from within its plot or in conjunction with Timbers, and its wider setting no longer provides a contribution to the significance of the building.

Contribution of Site

- 3.17 The Site does form part of the open space that historically surrounded the farmhouse, however the two have now been completely severed due to the developments of Oaks Close, Swan Court and Pine Close. As such, the Site no longer provides a contribution to the significance of the listed building through setting.

Summary of Significance

- 3.18 A good example of an 18th century farmhouse. The stuccoed building has a regular, symmetrical front elevation with 8-over-8 and 10-over-10 sashes and a protruding entrance porch. Its setting has been much altered over the years, and its insular plot is therefore the element that contributes the highest to its significance.

Timbers – Grade II (No.3 on figure 2.1 above)

- 3.19 Timbers was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1027706).

Architectural Interest

- 3.20 Timbers is a small timber-framed, whitewashed cottage with flint infilling. The two storey property has a thatched roof and brick chimney stack with clay pot on the northern elevation and a small central brick chimney stack. There are casement windows, with the first floor windows situated beneath 'eyebrows' in the thatched roof.

Historic Interest

- 3.21 The cottage was constructed in the 16th century and has been a residential property throughout its history, although there have been changes to its plot since it was built.

Setting

- 3.22 Timbers lies perpendicular to the busy thoroughfare of the A29 (Westergate Street). The building's plot is very small, and consists principally of a driveway to the north. The wider setting of the building has been substantially altered over the past century, with the development of Westergate enclosing its historically open setting, and increased traffic passing down the A29 altering the historic rural character of the area. It has minimal visual connection with the other remaining historic built form along Westergate Street, however it is in proximity to the grade II Milliards Manor Farmhouse, and the two buildings are appreciable as remainders of the historic streetscene. As such, aside from its immediate plot and Milliards Manor Farmhouse, the setting of Timbers does not provide a contribution to its significance.

Contribution of Site

- 3.23 Despite being part of the historic, open area to the east of Timbers, the Site is now completely severed from the listed building due to the developments of Oaks Close and St Richards Road. As such, the Site no longer provides a contribution to the significance of the listed building.

Summary of Significance

- 3.24 A small, 2-storey timber-framed, whitewashed thatched cottage from the 16th century. It is now set in a very small plot alongside the busy thoroughfare of Westergate Street, and as such is best appreciated from its immediate setting.

The Old Manor House – Grade II (No.4 on figure 2.1 above)

- 3.25 The Old Manor House was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 4th June 1958 (list entry no. 1027705).

Architectural Interest

- 3.26 The Old Manor House is a two storey rectangular property, constructed of red brick with grey headers, as well as flint. The steep-pitched gabled roof is tiled, with two brick chimney stacks. The front façade contains casement windows on the ground and first floor.

Historic Interest

- 3.27 The house dates to the 17th century and has retained its intended use as a residential property within Westergate.

Setting

- 3.28 The Old Manor House is set back from Westergate Street within its own well-defined plot. A number of ancillary buildings lie perpendicular to the south, and it retains a prominent position in views looking north and south along Westergate Street. To the north, south and east, and across Westergate Street to the west, later and modern development has eroded its historically open setting, and have altered the character of its surroundings from a rural village settlement to a more built-up, urban environment. As such, it is best experience from within its own plot, and the surrounding area and wider setting no longer provides a contribution to the significance of the former manor house.

Contribution of Site

- 3.29 A number of streets of modern development sit between the listed building and the Application Site, and there is no physical, visual or historic connection between the two. As such, the Site provides no contribution to the significance of the Old Manor House.

Summary of Significance

- 3.30 The 17th century rectangular manor house is of 2 storeys and constructed of red brick and flint with a steep-pitched tiled gable roof. It is set back within its own plot which contains some ancillary buildings. Its wider setting has been substantially altered due to later residential development.

Barn and Cart Shed at Manor Farm to the South West of the Farmhouse - Grade II (No.5 on figure 2.1 above)

- 3.31 The barn and cart shed was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1027645).

Architectural Interest

- 3.32 The single storey rectangular building was constructed using red brick with grey headers in a diaper pattern on the eastern elevation, with the rest of the property is faced in flint. The property has a gabled corrugated iron roof. The cart-shed is situated on the western half of the building, with the lower section formed of an open space and weather boarding above.

Historic Interest

- 3.33 The building is thought to have been constructed in the 17th century and formed part of the historic farmstead complex, inclusive of Manor Farmhouse. The historic form and function of the building is still appreciable and it remains in farm use.

Setting

- 3.34 The barn's connection to the rest of the historic farmstead that it sits within provides the highest contribution to its significance, as well as its proximity to the Church of St George. The barn is now surrounded to the south and west by more modern barns and outbuildings of the farm, and whilst these are not historic, they contribute to its setting through their enforcement of the function of the listed building. They do serve to sever the visual connection between the barn and the rural space directly to the south, however this is still appreciable in a number of views. The extensive rural setting that the farmstead historically sat within has been altered due to the development of Eastergate to the north and Westergate to the south-west, however directly to the south of the farmstead, the rural open fields remain.

Contribution of Site

- 3.35 There is minimal appreciation of any of the Site in conjunction with the listed barn, due to the other barns within the farmstead as well as intervening, fields, foliage and trees within the field boundaries. As the key element of the barn's setting is its connection to the wider farmstead and the open space directly to the south, with the extended setting, which the Site lies within, having undergone notable change over the past century, the Site therefore provides limited to no contribution to its significance.

Summary of Significance

- 3.36 Part of the Manor Farm complex is thought to date to the 17th century. Key architectural features of interest include the use of red brick with grey headers and a diaper pattern on the eastern elevation. Its connection to the wider historic farm complex contributes the highest to its significance, with the more modern farm structures ensuring continued appreciation of its function.

Manor Farmhouse – Grade II (No.6 on figure 2.1 above)

- 3.37 Manor Farmhouse was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 4th June 1958 (list entry no. 1353881).

Architectural Interest

- 3.38 Manor Farmhouse is a two storey H-shaped timber-framed property with red brick and faced with flint. The house has steep-pitched hipped and gabled clay-tiled roof. There are casement windows throughout the building. A modern addition was constructed to the west end of the south wing.

Historic Interest

- 3.39 Manor Farmhouse dates to the 16th century and formed part of the farmstead complex, which would have likely been farmed by Manor Farm. At this time, the manor was held by the Dean and Chapter of Chichester, and was later passed onto the Ecclesiastical Commissioners in 1860. The manor court held annual meetings at the farmhouse, where lodgings were provided for the officers.

Setting

- 3.40 The immediate setting of Manor Farmhouse is comprised of its own walled plot, with gardens to the south and east, as well as the rest of the historic farmstead, including barns, the old granary and other outbuildings. This element of the building's significance has remained in-tact, and provides the highest contribution to its significance. It also has a close physical and historic connection with the Parish Church of St George, and this provides an appreciation that the farmstead would have been historically at the nucleus of the Eastergate settlement. To the east and north, the development of Eastergate has altered the formerly open space around the farmstead, and to the west and south-west, the built form of Westergate has done the same. The extended setting of the building to these sides therefore provides less of a contribution to the farmhouse's significance. The retained rural, open space directly to the south and south-east of the building in particular do allow for a continued appreciation of its historic rural setting, however appreciation of this is limited by the churchyard and the rest of the farmstead which reduce the inter-visibility of the farmhouse and fields.

Contribution of Site

- 3.41 There is no inter-visibility between the listed building and the Site area, due to the distance, intervening built form of the church and other farm buildings, and boundary foliage and trees. It does exist as some of the remaining open, rural space that would have historically surrounded the building and farmstead on all sides. However, due to modern development within Westergate and the dense foliage along the eastern boundary, when within the Site it is now more appreciable as the edge of the developed area of Westergate than part of a rural, agricultural space connected to the historic farmstead. As such, the Site does not contribute to the significance of the building.

Summary of Significance

- 3.42 H-shaped, timber-framed 16th century farmhouse, with red brick, flint facing and steep-pitched hipped and gabled clay-tile roofs. It retains much of its historic farmstead, and the rural space and fields directly to the south, which would likely have historically been farmed by Manor Farm, also provides a contribution to significance through appreciation of the historic setting of the building.

Granary/Outbuilding at Manor Farm to the North West of the Farmhouse – Grade II (No.7 on figure 2.1 above)

- 3.43 Granary/Outbuilding at Manor Farm to the North West of the Farmhouse was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 4th June 1958 (list entry no. 1233525).

Architectural Interest

- 3.44 The Granary is a small timber-framed building with red brick infilling. The structure is set on staddle-stones, with a small timber stair leading to the timber door. The half-hipped roof is constructed of clay-tile.

Historic Interest

- 3.45 The Granary dates to the 17th century as part of the farmstead, which was likely farmed by Manor Farm. The structure has remained part of the farm complex throughout its history.

Setting

- 3.46 The element of the building's setting that contributes to its significance is its connection to the other buildings within the farmstead, especially the historic buildings of the farmhouse, barn and other outbuildings. Due to its position within the centre of the farmstead, appreciation of its wider setting is reduced, and is predominantly focused to the north along Church Lane, which has also always formed part of the building and farm's setting.

Contribution of Site

- 3.47 As the outbuilding's significance through setting is predominantly derived from the rest of the farmstead and Church Lane to the north, the Site does not provide a contribution to this. There is additionally no inter-visibility between the Site and the listed building.

Summary of Significance

- 3.48 Timber framed former granary dating to the 17th century. Red brick infills and a hipped clay-tile roof. It is raised up on stone staddle-stones and the timber door is accessed up a small timber stair. It retains its close connection to the farm house to its east, as well as the wider historic farmstead.

Eastergate House – Grade II (No.8 on figure 2.1 above)

- 3.49 Eastergate House was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1027646).

Architectural Interest

- 3.50 Eastergate House is a two storey property which has been faced with flint and red brick dressings and quoins. It has a gabled tile roof and brick chimney stacks. There are two curved bay windows on the ground and first floor with glazing bars. The eastern section is recessed with two window-bays and a half-hipped gable roof.

Historic Interest

- 3.51 The house dates to between the late-18th and early-19th centuries and has remained in residential use since its construction.

Setting

- 3.52 Eastergate House is set back from Church Lane to the north, behind a high hedge and within its own plot. Its plot size has remained a similar size since to at least the end of the 19th century, and the boundary treatment of hedging provides a very insular setting. The building's historic wider setting has been heavily altered to the north and east as Eastergate has developed, however its connection to the historic Church Lane, and Manor Farm and the church beyond to the south has been retained, and does contribute to its significance through setting.

Contribution of Site

- 3.53 The elements of the building's setting that contribute to its significance are its own plot, and its connection to the other historic built form along Church Lane. The Site is around 200m from the listed building, and has no historic connection to Eastergate House. There may be some slight inter-visibility between the Site and listed building in views looking south from Church Lane, however the Site is generally hidden due to the topography and the dense foliage boundary treatment. The Site overall provides no contribution to the significance of the listed building.

Summary of Significance

- 3.54 Late-Georgian house with typical symmetrical front elevation, bay windows and pedimented entrance. Predominantly hidden behind a high boundary hedge, it is set within its own plot and, whilst it still has a visual connection with the historic Manor Farm complex, its wider setting, especially to the north and east, has become much enclosed and contributes little to its significance.

Wilkes Head Inn – Grade II (No.9 on figure 2.1 above)

- 3.55 Wilkes Head Inn was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1276546).

Architectural Interest

- 3.56 The public house is of two storeys with an attic, constructed of red brick with a gabled clay-tile roof and symmetrical brick chimneys at either gable end. The front façade is of 3 bays with 8-pane side-hung casement windows, along with two dormer windows.

Historic Interest

- 3.57 The public house dates to approximately 1763 and has retained its commercial use throughout its history and continues to be used by the local community.

Setting

- 3.58 The historic pub sits on the bend of Church Lane, and forms a prominent focal point when approaching this area of Eastergate. Its immediate setting consists of the road and its car park and an ancillary outbuilding to the north. Immediately to the south now sits the modern Eastergate CE Primary School, which terminates the building's setting to this side and completely alters the historic openness of this southern area, which only remains appreciable in views looking south past the pub down Church Lane. The residential built form of Eastergate forms the wider setting, and contributes through the continued function of the pub as a central element of village life.

Contribution of Site

- 3.59 The northernmost corner of the Site is in close proximity to the Wilkes Head Inn, however there is no historic connection between the Site and the public house, which was always intended to serve the local community and have a connection to the surrounding built form over rural space, and as such provides no contribution to its setting.

Summary of Significance

- 3.60 Mid-18th century public house of 2 storeys plus attic, and 3 bays at front elevation. Red brick with gabled clay-tile roof and dormer windows. 8-pane side-hung casement windows along the front elevation, and symmetrical chimneys at either gable end. The pub retains its prominence on the corner of Church Lane, but in the past century the construction of Eastergate CE Primary School to the south has enclosed the building and reduced its setting to this side.

10 - The Old House – Grade II (No.10 on figure 2.1 above)

- 3.61 The Old House was first included on the statutory list of buildings of special architectural or historic interest at grade II on the 19th September 1984 (list entry no. 1353882).

Architectural Interest

- 3.62 The hipped-thatch roof cottage is of two storeys with an attic and has been faced with flint and contains red brick dressings and quoins. There are red brick surrounds to the casement windows and door.

Historic Interest

- 3.63 The Old House dates to the 18th century and has retained its original use as a residential property throughout its history.

Setting

- 3.64 The Old House is slightly set back from Church Lane, behind a low brick and flint wall. It has driveways on either side and small garden spaces to the east. Its setting is relatively limited due to the curve in the road which reduces long-range views from the south, however it stands as a prominent feature in the area of the road on which it sits. It has a continued connection to the grade II Wilkes Head Inn, and the surrounding area retains its quiet, somewhat rural character, which further contributes to the building's significance.

Contribution of Site

- 3.65 There is no inter-visibility between the Site and the listed building, and as the building gains its significance from its position on Church Lane, the Site provides no contribution to this.

Summary of Significance

- 3.66 2-storey plus attic thatched cottage, dating to the 18th century. The front elevation is predominantly faced in flint, with red-brick window and door surrounds and quoining. Set in its own plot behind a low flint wall, and retains a strong visual connection to the Wilkes Head Inn to the south.

Eastergate – Church Lane Conservation Area

- 3.67 Eastergate, Church Lane Conservation Area (CA) was first designated in 1992. The Conservation Areas SPD was adopted by Arun District Council in October 2000, and provides a brief overview of the Eastergate Church Lane CA alongside the Eastergate The Square CA, which sits to the north.

Historic Development

- 3.68 The CA has historically been a rural settlement, containing a number of historic buildings. These buildings are inclusive of the grade II* Parish Church of St George dating to the Norman period, and the 16th century Manor House. Manor Farm farmstead with associated farm buildings has also been present throughout historic mapping.

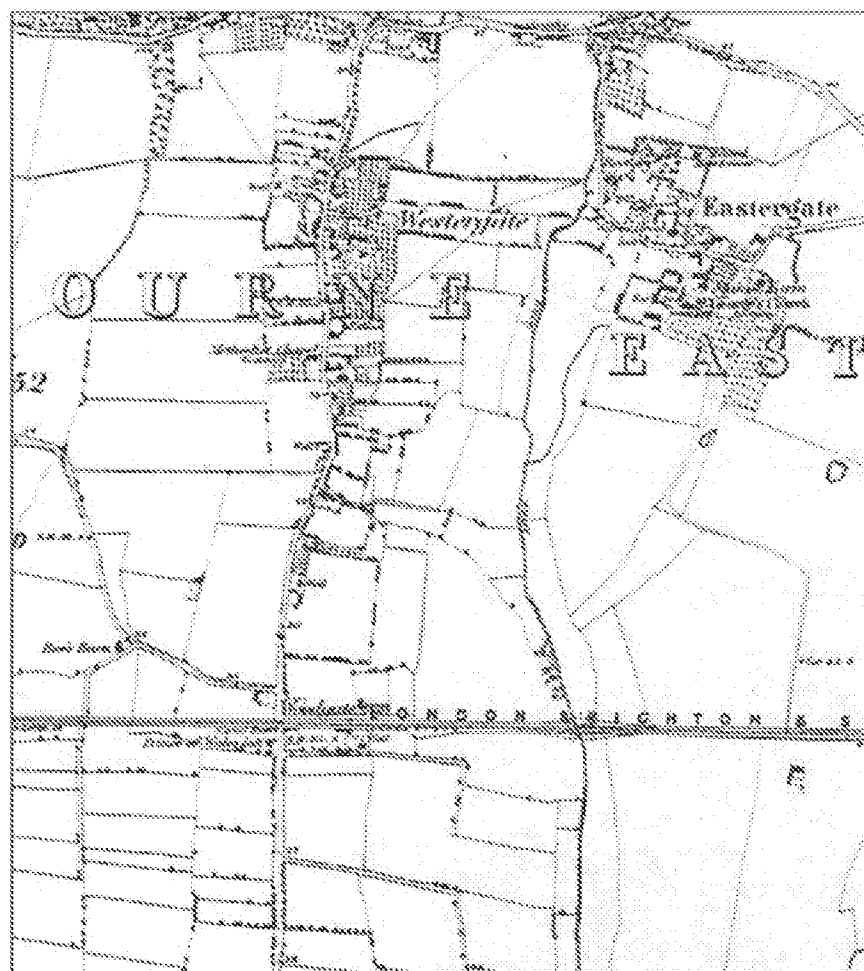


Figure 3.1. OS map, c. 1880. The Manor Farm and Parish Church of St George are clearly labelled at this time. Development is focussed in a group around the road within Eastergate. Other development in the area includes Westergate, which is focussed along the main road, now known as Westergate Street. The area immediately surrounding the CA is formed of an open agricultural landscape.

Heritage Statement - Land East of Westergate, Westergate



Figure 3.2 OS map, c. 1899. At this time, the school within the north in Eastergate is noted.

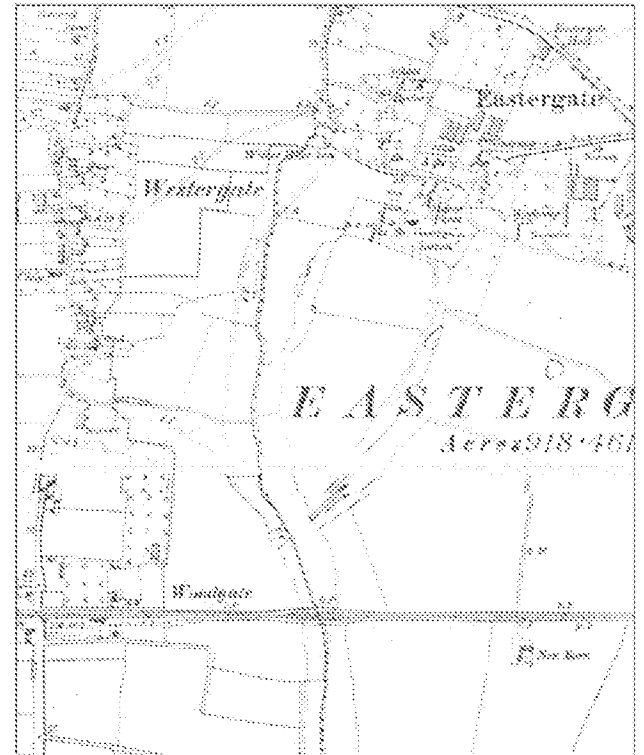


Figure 3.3 OS map, c. 1914. By this time, development has spread to the east and in the north.

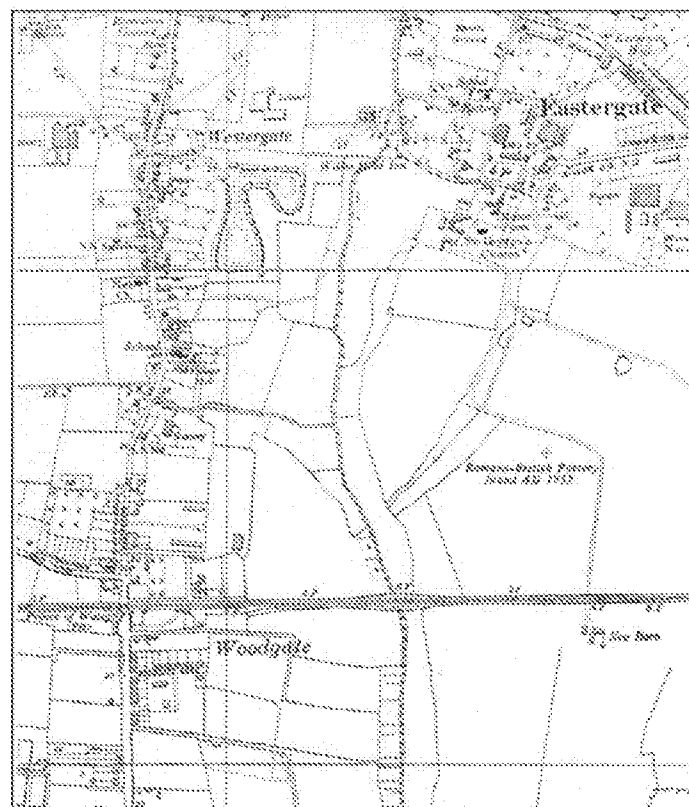


Figure 3.4 OS map, c. 1961-1963. During this period, the growth of Eastergate is evident as depicted by the notably increased amount of development which had occurred throughout the CA and within the surrounding area, particularly to the west and east of the CA.

Character and Appearance

- 3.69 The area has a distinctly rural, traditional and agricultural character, sitting as a retained historic village core centred around the Manor Farm. It is focussed around the southern stretch of Church Lane, with the space around Manor Farm and the Church of St George forming the largest portion of the area. The lane is relatively quiet, and is bounded by grassed verges, hedging and low brick and flint walls, all of which emphasise the rural feel. The built form is generally spaced out, with buildings sitting in their own plots set back from the road, with the exception of the Wilkes Head Inn to the western edge. Manor Farm survives as an historic farm complex, with a small number of more modern barns to the south-west.
- 3.70 The built form within the CA is predominantly of 2 storeys, and is of red brick and flint construction, with gabled and hipped slate and clay tile roofing. The boundary of the conservation area is tight and well-defined, due to the modern development that has occurred in the surrounding area, in particular to the north, east and west. The space to the south of the conservation area has remained rural, and allows for views into and out of the historic space, albeit these are limited due to the dense boundary hedging and foliage of the fields that run to the south and are best appreciated from the fields directly adjacent to the area's boundary.

Contribution of Site

- 3.71 The Site lies to the south-west of the CA. Due to the topography of the area, and the dense foliage boundary at the eastern side of the Site, there is limited visibility between the majority of the Site and the CA. It provides a small contribution to the significance of the CA due to its rural nature and proximity to the historic space, however the lack of inter-visibility and clear views between the two reduce this, with the Site area being more legible as the edge of the built-up area of Westergate. The open fields that are directly adjacent to the southern edge of the CA provide a much stronger contribution to its character and appearance due to their proximity and the retention of their historic relationship with the Church Lane area and Manor Farm complex in particular.

Summary of Significance

- 3.72 The small CA has a predominantly rural, quiet character, with the Wilkes Head Inn and the Parish Church of St George forming the key focal areas. The Manor Farm complex, adjacent to the church, retains its agricultural character, which is emphasised by rural views of grass and hedgerows when looking out of the CA to the south at the fields directly adjoining the boundary. There is a loose grain of development, with most buildings set back within their own plots and gardens, and brick/flint walls and hedging provide the typical boundary treatments.

4 Assessment of proposals

- 4.1 The heritage legal and planning policy relevant to the consideration of the application proposals are set out in Appendix A of this report. This legal and policy context includes the statutory duties of the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF as well as regional and local policy for the historic environment.
- 4.2 In accordance with paragraph 200 of the NPPF, the significance of the designated and non-designated heritage assets that may be affected by the application proposals have been set out in Section 3 of this report.
- 4.3 The NPPF requires local planning authorities to identify and assess significance of a heritage asset that may be affected by the proposals (paragraph 203). They should take the assessment into account when considering the impact of proposals in order to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposals.
- 4.4 Account should be taken of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation, the positive contribution that conservation of heritage assets can make to sustainable communities including their economic viability, and the desirability of the new development making a positive contribution to local character and distinctiveness (paragraph 203).
- 4.5 When considering the impact of proposals on the significance of designated heritage assets, the NPPF requires (paragraph 205) that great weight should be given to their conservation and the more important the asset, the greater the weight should be. This is consistent with recent high court judgements (Barnwell Manor, Forge Fields) where great weight should be attached to the statutory duty.
- 4.6 Where a development proposal causes harm to the significance of designated heritage assets, this should either be treated as less than substantial (paragraph 208), or substantial (paragraph 207). In determining the level of harm, the relative significance of the element affected should be taken into account (paragraph 205). Furthermore, local planning authorities are also encouraged to look for opportunities for new development within conservation areas and the setting of heritage assets to enhance or better reveal their significance. According to paragraph 206, proposals that preserve those elements of setting the make a positive contribution to or better reveal the significance of a heritage asset should be treated favourably.

The proposals

- 4.7 The Proposals comprise:

“Hybrid application consisting of: 1) Outline permission for all matters reserved (except access) for up to 400 No dwellings and associated works and 2) Full planning permission for alterations to site access off Westergate Street and through Pine Close and east-west link road including a bridge over the Lidsey Rife. This application also lies within the parish of Barnham, falls within Strategic Site SD5, CIL Zone 1 (Zero Rated), affects the setting of listed buildings, affects the character and appearance of the Eastergate Church Lane Conservation Area, affects public rights of way.”

Impact of application proposals

- 4.8 As shown in the accompanying Design and Access Statement, plans and drawings, the Proposed Development intends to keep built form towards the southern portion of the Site, which will allow for buffering between the new development and the heritage assets to the north around Church Lane, both in terms of visual buffering of the new dwellings and that of noise/light/activity. Continued hedging along the eastern boundary, as is currently the case, will emphasise this buffering and will visually separate the new development, which will be read as a continuation of the urban expansion of Westergate, and the more rural, agricultural character of the area to the north, inclusive of the Eastergate Conservation Area and its listed buildings.

- 4.9 Assessments of impact on all of the identified heritage assets are included below. A number of the assets have been grouped for assessment within this section for ease and to reduce repetition.

Milliards Manor Farmhouse, Timbers and the Old Manor House (all Grade II)

- 4.10 Due to the new road access onto Westergate Street, there is potential for some increased traffic along this road in proximity to the listed buildings that sit along the east side. However, the road is already a busy thoroughfare, and the setting of the three buildings has been substantially eroded over the past century due to the numerous residential developments that have been constructed. As such, the Proposed Development will have no further impact on the buildings, and their significance will be **preserved**.

Parish Church of St George (Grade II*)

- 4.11 The Site lies around 250m from the church, with the fields directly surrounding the church to the south lying in between. Whilst the landscaping approach to the northern portion of the Site will be considered in detail as part of a subsequent Reserved Matters application, the Proposed Development will continue the use of hedging as green buffering along the eastern boundary, and this will limit any visibility of the proposed dwellings in important views of the church, which are those from the open fields to its south and from within the Manor Farm complex. As discussed within the Significance section above, the open space directly to the south and east of the church contributes to its significance through allowing the continuation of the quiet, and tranquil nature of the churchyard, and the key element of setting is its connection to the Manor Farm complex and the rest of the historic built form around Church Lane. The Proposed Development will not alter any of these elements of the church's setting, and no important views of the church will be altered due to the green buffering. Therefore, the significance of the Parish Church of St George will be **preserved**.

Eastergate Conservation Area (including the listed buildings of Manor Farm and Eastergate House)

- 4.12 As discussed above, the Proposed Development will utilise hedging to provide a buffer at its eastern boundary, which lies around 100m from the nearest point of the southern edge of the CA, across an open field. The buffering will ensure that the open space to the south of the conservation area and Manor Farm complex in particular will remain in the same character. The buffering will limit any inter-visibility of the new dwellings and the heritage assets, and they will retain their rural, agricultural character and setting, which is best provided by the fields directly adjacent to the south of the CA. As such, the significance of Eastergate Conservation Area, Manor Farmhouse, the Barn and Cart Shed and the Granary/Outhouse will be **preserved**.

Wilkes Head Inn and The Old House (Grade II)

- 4.13 Due to the limited nature of the setting of the listed buildings to the south, there will be minimal if any inter-visibility between the assets and the Proposed Development. Their connection to each other and the other historic built form of Church Lane will be retained, and as such their significance will be **preserved**.

Considerations against Legislation and Policy

Statutory Duties

- 4.14 The Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty upon the decision maker in determining applications for planning permission to have special regard to the desirability of preserving the character and appearance of conservation areas.
- 4.15 This statement has identified the significance of the designated heritage assets which could be affected by the application proposals and concludes that the special architectural and historic interest of the identified listed buildings will be preserved. Similarly, the proposals will preserve the special character and appearance of the Eastergate Church Lane Conservation Area. As such, the application is in accordance with the statutory duties of the Act.

NPPF (2023)

- 4.16 The significance of the identified heritage assets, as required by paragraph 200 of the NPPF, has been set out in Section 3 of this report. In accordance with paragraph 203 of the NPPF, will sustain the significance of the listed buildings and conservation area.
- 4.17 The conservation of the heritage assets has, in line with paragraph 199 of the NPPF, been given great weight. The Proposed Development will be well-buffered from the area to the east, and will have no impact on the setting of the listed buildings or on views into or out of the conservation area. Accordingly, the proposals will preserve the special interest of these heritage assets, and as such, the policy tests contained within paragraph 208 does not apply.

Arun Local Plan 2011-2031

- 4.18 As per Policies HER SP1, HER DM1 and HER DM3, the Proposed Development will preserve the historic qualities and character of the identified heritage assets and their setting.

5 Conclusions

- 5.1 In accordance with the requirements of the NPPF 2023, the heritage assets that will be affected by the application proposals have been identified and their significance described.
- 5.2 Overall, the proposals for up to 400 dwellings and associated works on the Site will preserve the significance of the listed buildings and the conservation area. The distance between the part of the Site proposed for development, as well as hedging providing visual buffering, will mean the Proposed Development will have no effect on the surrounding heritage assets.
- 5.3 To conclude, the application proposals are in accordance with the statutory duties as set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, national policy set out in the NPPF (2023) and relevant regional and local policy and guidance, including the Arun Local Plan (2011-2031).

Appendix A – Heritage and Planning Policy Context

Legislation

Planning (Listed Buildings and Conservation Areas) Act 1990.

Legislation regarding buildings and areas of special architectural and historic interest is contained within the Planning (Listed Buildings and Conservation Areas) Act 1990.

The relevant legislation in this case extends from Section 16 of the 1990 Act which states that in considering applications for listed building consent, the local planning authority shall have special regard to the desirability of preserving the Listed Building or its setting or any features of special architectural or historic interest which it possesses.

Section 66 further states that special regard must be given by the authority in the exercise of planning functions to the desirability of preserving or enhancing Listed Buildings and their setting.

According to Section 69 of the Act a Conservation Area is an “area of special architectural or historic interest the character and the appearance of which is desirable to preserve or enhance”. It is the duty of Local Authorities to designate such areas and to use their legal powers to safeguard and enhance the special qualities of these areas within the framework of controlled and positive management of change.

Section 69 further states that it shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly. Adding, The Secretary of State may from time to time determine that any part of a local planning authority’s area which is not for the time being designated as a conservation area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance; and, if he so determines, he may designate that part as a conservation area.

Further to this Section 72 of the 1990 Act states that in exercising all planning functions, local planning authorities must have special regard to the desirability of preserving or enhancing the character and appearance of Conservation Areas. Further provisions are detailed in Section 74 of the Act.

Recent case law¹ has confirmed that Parliament’s intention in enacting Section 66 (1) was that decision-makers should give “considerable importance and weight” to the desirability of preserving the setting of listed buildings, where “preserve” means “to do no harm”. This duty must be borne in mind when considering any harm that may accrue and the balancing of such harm against public benefits as required by national planning policy. This can also logically be applied to the statutory tests in respect of conservation areas. Similarly, it has also been proven that weight must also be given to heritage benefits.

¹ Barnwell Manor Wind Energy Limited and (1) East Northamptonshire District Council (2) Historic England (3) National Trust (4) The Secretary of State for Communities and Local Governments, Case No: C1/2013/0843, 18th February 2014

National Planning Policy

National Planning Policy Framework (NPPF) December 2023

The National Planning Policy Framework (NPPF) was published on the 20th of December 2023 and sets out the Government's planning policies for England and how these are expected to be applied. It has purposefully been created to provide a framework within which local people and Local Planning Authorities (LPAs) can produce their own distinctive Local and Neighbourhood Plans which reflect the needs and priorities of their communities.

When determining Planning Applications, the NPPF directs LPAs to apply the approach of presumption in favour of sustainable development; the 'golden thread' which is expected to run through the plan-making and decision-taking activities. It should be noted, however, that this is expected to apply except where this conflicts with other policies combined within the NPPF, inclusive of those covering the protection of designated heritage assets, as set out in paragraph 11 of the NPPF. Within section 12 of the NPPF, 'Achieving well-designed and beautiful places', Paragraphs 131 to 141, reinforce the importance of good design in achieving sustainable development by ensuring the creation of inclusive and high-quality places. This section of the NPPF affirms the need for new design to function well and add to the quality of the area in which it is built; establish a strong sense of place; and respond to local character and history, reflecting the built identity of the surrounding area.

Section 16, 'Conserving and Enhancing the Historic Environment', Paragraphs 195- 214, relate to developments that have an effect upon the historic environment. These paragraphs provide the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. This should be a positive strategy for the conservation and enjoyment of the historic environment and should include heritage assets which are most at risk through neglect, decay or other threats. It is also noted that heritage assets should be conserved in a manner appropriate to their significance.

The NPPF advises local authorities to take into account the following points when drawing up strategies for the conservation and enjoyment of the historic environment. These considerations should be taken into account when determining planning applications:

- The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;
- The wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;
- The desirability of new development in making a positive contribution to local character and distinctiveness;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

Paragraph 197 of the NPPF states that when considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

In order to determine applications for development, Paragraph 200 of the NPPF states that LPAs should require applicants to describe the significance of the heritage assets affected and the contribution made

by their setting. Adding that the level of detail provided should be proportionate to the significance of the asset and sufficient to understand the impact of the proposal on this significance.

According to Paragraph 201, LPAs should also identify and assess the significance of a heritage asset that may be affected by a proposal and should take this assessment into account when considering the impact upon the heritage asset.

Paragraphs 205 to 214 consider the impact of a proposed development upon the significance of a heritage asset. Paragraph 205 emphasises that when a new development is proposed, great weight should be given to the asset's conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting.

Paragraph 208 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

In addition, Paragraph 212 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Adding, proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Paragraph 213 importantly clarifies that not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance. Adding, loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The NPPF therefore continues the philosophy of that upheld in PPS5 in moving away from narrow or prescriptive attitudes towards development within the historic environment, towards intelligent, imaginative and sustainable approaches to managing change. English Heritage (now Historic England) defined this new approach, now reflected in the NPPF, as 'constructive conservation'. This is defined as 'a positive and collaborative approach to conservation that focuses on actively managing change...the aim is to recognise and reinforce the historic significance of places, while accommodating the changes necessary to ensure their continued use and enjoyment.' (Constructive Conservation in Practice, English Heritage, 2009).

National Guidance

Planning Practice Guidance (PPG) 2019

Planning Practice Guidance (PPG) was introduced by the Government as a web-based resource on 6th March 2014 and is updated regularly, with the most recent update on 23rd July 2019. The PPG is intended to provide more detailed guidance and information with regard to the implementation of national policy set out in the NPPF.

It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle. It also states, conservation is an active process of maintenance and managing change, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation.

Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available.

Key elements of the guidance relate to assessing harm. It states, an important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Adding, it is the degree of harm, rather than the scale of development that is to be assessed. The level of 'substantial harm' is stated to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF.

Importantly, it is stated harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

The PPG makes clear that the delivery of development within the setting of heritage assets has the potential to make a positive contribution to, or better reveal, the significance of that asset.

Finally, the PPG provides in depth guidance on the importance of World Heritage Sites, why they are important and the contribution setting makes to their Outstanding Universal Value. The PPG also provides guidance on the approaches that should be taken to assess the impact of development on the Outstanding Universal Value of World Heritage Sites.

Historic England Guidance - Overview

On the 25th March 2015 Historic England (formerly English Heritage) withdrew the PPS5 Practice Guide. This document has been replaced with three Good Practice Advice in Planning Notes (GPAs), 'GPA1: Local Plan Making' (Published 25th March 2015), 'GPA2: Managing significance in Decision-Taking in the historic Environment' (Published 27th March 2015) and 'GPA3: The Setting of Heritage Assets (December 2017).

The GPAs provide supporting guidance relating to good conservation practice. The documents particularly focus on the how good practice can be achieved through the principles included within national policy and guidance. As such, the GPAs provide information on good practice to assist LPAs, planning and other consultants, owners, applicants and other interested parties when implementing policy found within the NPPF and PPG relating to the historic environment.

In addition to these documents, Historic England has published several core Advice Notes (HEAs) which provide detailed and practical advice on how national policy and guidance is implemented. These

documents include; 'HEAN1: Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)', 'HEAN2: Making Changes to Heritage Assets' (25th February 2016) and 'HEAN3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015). In addition to these 'HEAN4: Tall Buildings' (March 2022), 'HEAN7: Local Heritage Listing: Identifying and Conserving Local Heritage (Second Edition, January 2021)', 'HEAN10: Listed Buildings and Curtilage' (21st February 2018), 'HEAN12: Statements of Heritage Significance' (October 2019), and HEAN13. Collectively, these Advice Notes provide further information and guidance in respect of managing the historic environment and development within it.

Historic England Good Practice Advice Note 1 (GPA1): The Historic Environment in Local Plans (March 2015)

This document stresses the importance of formulating Local Plans that are based on up-to-date and relevant evidence in relation to the economic, social and environmental characteristics and prospects of an area, including the historic environment, as set out by the NPPF. The document provides advice on how information in respect of the local historic environment can be gathered, emphasising the importance of not only setting out known sites, but in understanding their value (i.e. significance). This evidence should be used to define a positive strategy for the historic environment and the formulation of a plan for the maintenance and use of heritage assets and for the delivery of development, including within their setting, that will afford appropriate protection for the asset(s) and make a positive contribution to local character and distinctiveness.

Furthermore, the Local Plan can assist in ensuring that site allocations avoid harming the significance of heritage assets and their settings, whilst providing the opportunity to 'inform the nature of allocations so development responds and reflects local character'.

Further information is given relating to cumulative impact, 106 agreements, stating 'to support the delivery of the Plan's heritage strategy it may be considered appropriate to include reference to the role of Section 106 agreements in relation to heritage assets, particularly those at risk.' It also advises on how the heritage policies within Local Plans should identify areas that are appropriate for development as well as defining specific Development Management Policies for the historic environment. It also suggests that a heritage Supplementary Planning Document (SPD) can be a useful tool to amplify and elaborate on the delivery of the positive heritage strategy in the Local Plan.

Historic England Good Practice Advice Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (March 2015)

This document provides advice on the numerous ways in which decision-taking in the historic environment can be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance. In line with the NPPF and PPG, this document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged, stating that 'development proposals that affect the historic environment are much more likely to gain the necessary permissions and create successful places if they are designed with the knowledge and understanding of the significance of the heritage assets they may affect.'

The advice suggests a structured staged approach to the assembly and analysis of relevant information, this is as follows:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process resulting in informed decision-taking.

This document sets out the recommended steps for assessing significance and the impact of development proposals upon a heritage asset, including examining the asset and its setting and analysing local policies and information sources. In assessing the impact of a development proposal on the significance of a heritage asset the document emphasises that the cumulative impact of incremental small-scale changes may have as great an effect on the significance of a heritage asset as a larger scale change.

Crucially, the nature and importance of the significance that is affected will dictate the proportionate response to assessing that change, its justification, mitigation and any recording which may be necessary. This document also provides guidance in respect of neglect and unauthorised works.

Historic England Good Practice Advice Note (GPA3): The Setting of Heritage Assets (December 2017)

This is used to understand the surroundings of a heritage asset which may contribute to its significance. It aids practitioners with the implementation of national policies and guidance relating to the historic environment found within the NPPF and PPG, once again advocating a stepped approach to assessment.

It amalgamates 'Seeing the History in the View' (2011) and 'Setting of Heritage Assets' (2015) forming one succinct document which focuses on the management of change within the setting of heritage assets.

The guidance is largely a continuation of the philosophy and approach of the previous documents, albeit now with a greater emphasis on the contribution that views to and from heritage assets make to their significance. It reaffirms that setting should be understood as the way in which an asset is experienced.

The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, setting, and thus the way in which an asset is experienced, can also be affected by other environmental factors including noise,

vibration and odour, while setting may also incorporate perceptual and associational attributes pertaining to the asset's surroundings.

This document provides guidance on practical and proportionate decision making with regards to the management of proposed development and the setting of heritage assets. It identifies that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, as well as further weighing up the potential public benefits associated with the proposals. It clarifies that changes within the setting of a heritage asset may have positive or neutral effects.

It highlights that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting and that different heritage assets may have different abilities to accommodate change within their settings without harming the significance of the asset and therefore setting should be assessed on a case-by-case basis. Although not prescriptive in setting out how this assessment should be carried out, noting that any approach should be demonstrably compliant with legislation, national policies and objectives, Historic England recommend using a '5-step process' in order to assess the potential impact of a proposed development on the setting and significance of a heritage asset, with this 5-step process similar to that utilised in earlier guidance:

Step 1: Identify which heritage assets and their settings are affected

Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated

Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or on the ability to appreciate it

Step 4: Explore ways to maximise enhancement and avoid or minimise harm

Step 5: Make and document the decision and monitor outcomes

Historic England Advice Note 1 (HEAN1): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019)

First published by English Heritage March 2011 as: Understanding Place: Conservation Area Designation, Appraisal and Management and republished as Conservation Area Appraisal, Designation and Management, Historic England Advice Note 1 2016, Historic England Advice Note 1 (HEA): Conservation Area Appraisal, Designation and Management (Second Edition, February 2019) continues to support the management of change in a way that conserves and enhances the character and appearance of historic areas through conservation area appraisal, designation and management.

This second edition updates the advice in light of the publication of the 2018 National Planning Policy Framework and gives more information on the relationship with local and neighbourhood plans and policies. It is also re-ordered, to underline the staged approach to the appraisal, designation and management of conservation areas, while continuing to offer advice on managing conservation areas so that the potential of historic areas worthy of protection is fully realised. It has also been updated to give more information on innovative ways of handling conservation appraisals, particularly community involvement beyond consultation, character assessment and digital presentation.

This document identifies different types of special architectural and historic interest which contribute to the significance and character of a conservation area, leading to its designation. These include:

- Areas with a high number of nationally designated heritage assets and a variety of architectural styles and historic associations;
- Those linked to a particular industry or individual with a particular local interest;
- Where an earlier, historically significant, layout is visible in the modern street pattern; Where a particular style of architecture or traditional building materials predominate; and
- Areas designated because of the quality of the public realm or a spatial element, such as a design form or settlement pattern, green spaces which are an essential component of a wider historic area, and historic parks and gardens and other designed landscapes, including those included on the Historic England Register of parks and gardens of special historic interest.

Change is inevitable, and often beneficial, and this document provides guidance in respect of managing change in a way that conserves and enhances conservation areas. It also identifies ways in which suitable areas can be identified for designation as new conservation areas or extensions to conservation areas through historic characterisation studies, production of neighbourhood plans, confirmation of special interest and setting out of recommendations.

Historic England Advice Note 12 (HEA12): Statements of Heritage Significance (October 2019)

HEA12: Statements of Heritage Significance covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.

The document states that understanding the significance of heritage assets, in advance of developing proposals for their buildings and sites, enables owners and applicants to receive effective, consistent and timely decisions. It explores the assessment of significance of heritage assets as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

Conservation Principles, Policies and Guidance (English Heritage, 2008)

Conservation Principles outlines English Heritage's approach to the sustainable management of the historic environment. While primarily intended to ensure consistency in English Heritage's own advice and guidance through the planning process, the document is commended to local authorities to ensure that all decisions about change affecting the historic environment are informed and sustainable.

This document was published in line with the philosophy of PPS5 and is currently in the process of being updated. Nevertheless, it remains relevant to the current policy regime in that emphasis is placed upon the importance of understanding significance as a means to properly assess the effects of change to heritage assets. The guidance describes a range of heritage values which enable the significance of assets to be established systematically, with the four main 'heritage values' being: evidential, historical, aesthetic and communal. The Principles emphasise that 'considered change offers the potential to enhance and add value to places...it is the means by which each generation aspires to enrich the historic environment' (paragraph 25).

Local Policy

Arun Local Plan 2011-2031

The Arun Local Plan was adopted in 2018 to set out a vision and objectives for sustainable growth. The relevant policies within the plan concerning heritage are laid out below:

Policy HER SP1 – The Historic Environment

The Local Planning Authority will grant planning permission or relevant consent for development proposals that conserve or enhance the historic environment of the District, based on the following approach: Designated heritage assets including listed buildings, structures and their settings; and Conservation Areas will be given the highest level of protection and should be conserved and enhanced in a manner appropriate to their significance.

Policy HER DM1 – Listed Buildings

Proposals affecting statutory Listed Buildings will be required to:

- a) Preserve or enhance the historic character, qualities and special interest of the buildings;
- b) Be necessary and not detrimental to the architectural and historical integrity and detailing of a Listed Building's exterior;
- c) Protect the architectural and historical integrity and detailing of a Listed Building's interior;
- d) Protect the special interest of buildings of architectural or historic interest; and
- e) Protect, and where possible enhance the setting of the building.

The Local Planning Authority will only approve a proposal for enabling development where there is no other alternative option available, the benefits of such as scheme outweigh any dis-benefits that arise and mechanisms are in place to ensure the conservation of the heritage asset. In determining any application the Local Planning Authority will take into account whether:

- it will materially harm the significance of the heritage asset or its setting; it will avoid detrimental fragmentation of management of the heritage asset;
- it will secure the long term future of the heritage asset and, where applicable, its continued use for a purpose sympathetic to its conservation;
- it is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid;
- there is a source of funding that might support the heritage asset without the need for enabling development;
- and the level of development is the minimum necessary to secure the future conservation of the heritage asset and of a design and type that minimises harm to other public interests.

Policy HER DM3 – Conservation Areas

In order to preserve or enhance the character or appearance of the Conservation Area, planning permission or relevant consent will normally be granted for proposals within or affecting the setting of a Conservation Area, provided that:

- a) New buildings and structures acknowledge the character of their special environment in their layout, form, scale, detailing, use of materials, enclosure and the spaces created between buildings;
- b) Alterations or additions to existing buildings are sensitively designed, constructed of appropriate materials and are sympathetic in scale, form and detailing and retain or emphasise the features and qualities of the existing buildings, townscape or streetscape in the area;
- c) Traditional features such as shop fronts, walls, railings, paved surfaces and street furniture are retained and restored;
- d) Unsympathetic features are removed and missing features are restored or reinstated;
- e) It retains historically significant boundaries, important open spaces and other elements of the area's established pattern of development, character and historic value, including gardens, roadside banks and verges;
- f) It does not harm important views into, out of or within the Conservation Area.