

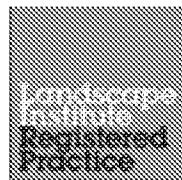


Heritage Statement

Land at SRC
Recycling,
Eastergate,
Chichester

March 2022 | Project Ref 6369A

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



RTPI
Chartered Town Planners



Project Number: 6368A

File Origin: <https://heritagecollectiveuk.sharepoint.com/sites/Projects/Shared Documents/Projects 6001-6500/6301-6400/06369 - Land at SRC Recycling, Eastergate/HC/Reports/2021.02.02 Land at SRC Recycling Heritage Statement.docx>

Author with date	Reviewer code, with date
PJ, 29.03.2021	JOR 15.04.2021
Revised JOR 02.03.2022	

Contents

1. Introduction	1
2. Relevant Planning Policy Framework.....	5
3. Statement of Significance.....	10
4. Heritage Impact Assessment.....	23
5. Conclusions	29

Appendices

- App. 1 Scale of Harm table (Heritage Collective, 2019)**
- App. 2 Assessment against Historic England's Guidance on Setting (GPA3, 2017)**

1. Introduction

1.1 This Heritage Statement has been prepared by HCUK Group on behalf of SRC Recycling Ltd as part of a forthcoming planning application for the change the use of the site at SRC Recycling Centre, Fontwell Avenue, Eastergate, West Sussex, PO20 3RU from a car salvage centre to residential dwellings. Arun District Council (ADC) are the local authority with decision making responsibilities for this site.

1.2 The application site is approximately 3.27ha and relatively level ground located west of the A29 (Fontwell Road) north-west of Eastergate and north of Westergate. The site is currently used as a car salvage centre for vehicle breaking, and the storage and sale of vehicles and parts (SRC Recycling). There are large areas of hardstanding, a 2 storey office building, 2 large workshops, some small buildings/sheds, and grassy and overgrown areas. The site is bounded primarily by trees and hedgerows. The site location is shown below on Figure 1.



Figure 1: Aerial image of site location (approximate outline). Location of nearest part of conservation area and collection of listed buildings circled (ref. Figure 2)

The Context

- 1.3** A pre-application consultation with Arun District Council was undertaken in June 2020. The following advice was received with regard to heritage (2nd August 2020):

"To the south of the site is the Eastergate Square Conservation Area and also a number of listed buildings (including the Long House, Argyll House and Argyll Cottage).

As such, the relevant legislation and policies include Section 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, paragraphs 189-196 of the NPPF, policies HER SP1, HER DM1 and HER DM3 of the ALP, and policy EH9 of the ANP.

The proposals for this site could be considered to have an impact on the setting of the Conservation Area and Listed Buildings to the south.

If an application is submitted, a Heritage Statement will be required which assesses the impact of the proposals upon all of the heritage assets in the local area.

The Council's Conservation Officer would be formally consulted at planning application stage."

- 1.4** The adjacent site to the west, the former Nyton Nursery is being built out at the moment and will further enclose this application site in modern development.

- 1.5** A second pre-application consultation was undertaken in June 2021 after a programme of redesigning that sought to address issues raised in the first pre-app and following the discovery of a water main running across the site. The new scheme had reduced numbers of units, reduced hardstanding, greater openness and planting areas. The amendments were received positively.

- 1.6** The scheme proposed is for 80 residential units and a co working office hub.

Key Considerations

- 1.7** The key designated heritage assets considered susceptible to impact by the proposals are, as identified within the above pre-application advice, the Eastergate Conservation Area, and the Grade II Listed buildings of Argyll House, The Long

House and the Eastergate War Memorial, all of which are located less than 200m to the south of the application site (Figure 2). The Eastergate Conservation Area is divided into two sections, it is only the northern part of this area of relevance to this site and application.

1.8

Other listed buildings within the northern part of the Eastergate Conservation Area are set south of the Nyton Road, further away from the site and the presence of intervening development screens and divides them from the application site (see Figure 2). There is a far lower possibility that their significances could be affected by the proposed development. These buildings are covered in as much as they form part of the conservation area's character and appearance but not as individual listed buildings.

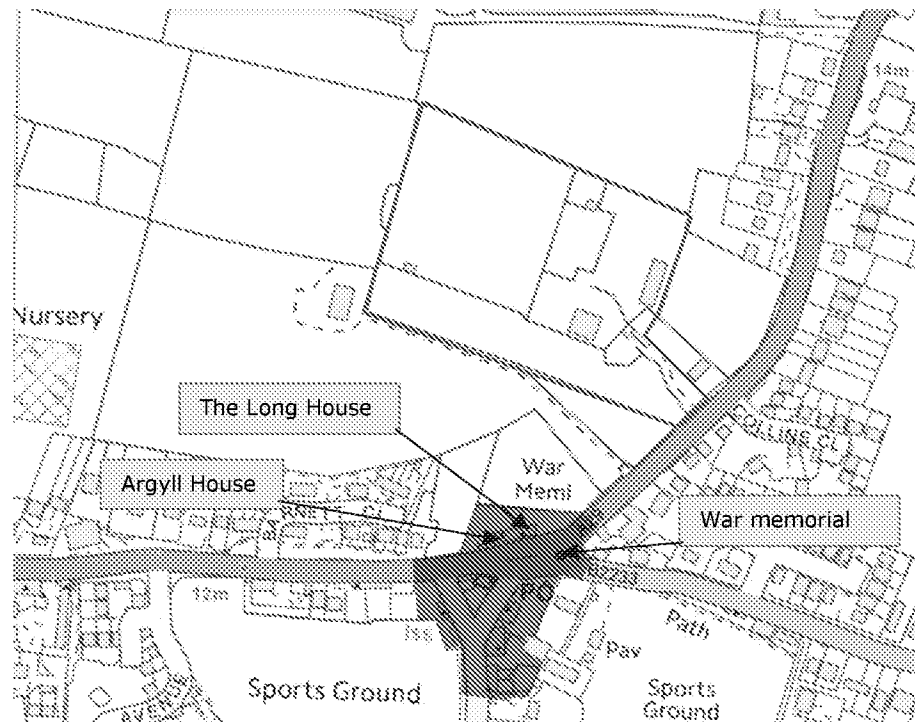


Figure 2: Site location in relation to designated assets covered within this report (Base Map Historic England 'Search the List'). Northern portion of the Eastergate Conservation Area shaded.

Purpose of this Statement

1.9

The purpose of this Heritage Statement is to assist with the determination of the applications by informing the decision takers on the effects of the proposed development on the historic built environment specifically the above identified assets. This report has been informed by a site visit undertaken in good weather in

January 2021, by background research and by the professional judgement and experience of the author.

- 1.10** Value judgements on the significance of the heritage assets affected are presented and the effects of the proposals upon that significance are appraised. The report sets out how the proposal complies with the guidance and policy of the NPPF and local planning policy.

2. Relevant Planning Policy Framework

- 2.1** The decision maker is required by section 66(1) of the Planning (Listed Building and Conservation Areas) Act 1990 to have special regard to the desirability of preserving a listed building and its setting when exercising planning functions. The decision maker must give considerable importance and weight to the desirability of preserving the significance of the listed building, and there is a strong presumption against the grant of permission for development that would harm its heritage significance.¹
- 2.2** There is a broadly similar duty arising from section 72(1) of the Act in respect of planning decisions relating to development within conservation areas, though section 72 contains no mention of the setting of conservation areas.
- 2.3** For the purposes of this statement, preservation equates to an absence of harm.² Harm is defined in paragraph 84 of Historic England's Conservation Principles as change which erodes the significance of a heritage asset.³
- 2.4** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) as being made up of four main constituents: architectural interest, historical interest, archaeological interest and artistic interest. The assessments of heritage significance and impact are normally made with primary reference to the four main elements of significance identified in the NPPF.
- 2.5** The setting of a heritage asset can contribute to its significance. Setting is defined in the NPPF as follows:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

¹ Barnwell Manor Wind Energy Limited v East Northamptonshire District Council and others [2014] EWCA Civ 137. This principle has recently been confirmed, albeit in a lower court, in R (Wyeth-Price) v Guildford Borough Council.

² South Lakeland v SSE [1992] 2 AC 141.

³ Conservation Principles, 2008, paragraph 84.

- 2.6** Historic England has produced guidance on development affecting the setting of heritage assets in *The Setting of Heritage Assets* (second edition, December 2017), better known as GPA3. The guidance encourages the use of a stepped approach to the assessment of effects on setting and significance, namely (1) the identification of the relevant assets, (2) a statement explaining the significance of those assets, and the contribution made by setting, (3) an assessment of the impact of the proposed development on the setting and significance of the assets, and (4) consideration of mitigation in those cases where there will be harm to significance.
- 2.7** The NPPF requires the impact on the significance of a designated heritage asset⁴ to be considered in terms of either “substantial harm” or “less than substantial harm” as described within paragraphs 201 and 202 of that document. National Planning Practice Guidance (NPPG) makes it clear that substantial harm is a high test, and case law describes substantial harm in terms of an effect that would vitiate or drain away much of the significance of a heritage asset.⁵ The Scale of Harm is tabulated at Appendix 1.
- 2.8** Paragraphs 201 and 202 of the NPPF refer to two different balancing exercises in which harm to significance, if any, is to be balanced with public benefit.⁶ Paragraph 18a-020-20190723 of National Planning Practice Guidance (NPPG) online makes it clear that some heritage-specific benefits can be public benefits. Paragraph 18a-018-20190723 of the same NPPG makes it clear that it is important to be explicit about the category of harm (that is, whether paragraph 201 or 202 of the NPPF applies, if at all), and the extent of harm, when dealing with decisions affecting designated heritage assets, as follows:
- Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated.*
- 2.9** Paragraphs 199 and 200 of the NPPF state that great weight should be given to the conservation of a designated heritage asset when considering applications that

⁴ The seven categories of designated heritage assets are World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefield and Conservation Areas, designated under the relevant legislation.

⁵ *Bedford Borough Council v SSCLG and Nuon UK Limited* [2013] EWHC 4344 (Admin).

⁶ The balancing exercise was the subject of discussion in *City and Country Bramshill v CC SLG and others* [2021] EWCA, Civ 320.

affect its significance, irrespective of how substantial or otherwise that harm might be.

2.10 A full review of the local policies contained within the Arun Local Plan (adopted 2018) has been undertaken. The following sections within the local policies are relevant to this application:

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.

Non-designated heritage assets including locally listed heritage assets (Buildings or Structures of Character and Areas of Character) and their settings will also need to be conserved and enhanced in a manner appropriate to their significance and contribution to the historic environment;

Development likely to prejudice any of the above, including their settings, will be refused. Any proposals for development will be required to comply with all other relevant policies and reflect any relevant appraisals or management proposals adopted by the Local Planning Authority.

The Local Planning Authority will encourage the re-use of vacant or underused Listed Buildings or unlisted buildings by approving proposals that contribute positively to their conservation either individually or as part of wider strategies for regeneration. Where changes of use are proposed, the Local Planning Authority will consider these in a flexible way but will favour proposals which improve public access where these are not prejudicial to existing character or appearance.

The Local Planning Authority will take a pro-active stance to any heritage assets that may be at risk. This will include working with property owners to find a use that will enable them to be put back in to use.

Development proposals involving the demolition of Listed Buildings or substantial harm to a Conservation Area will not be permitted unless it can be demonstrated that the loss or harm achieves substantial public benefits.

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.*

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.

3. Statement of Significance

Introduction

- 3.1** It is recognised that not all parts of a heritage asset will necessarily be of equal significance. In some cases, certain aspects or elements could accommodate change without affecting the Government's objective, which includes the conservation of heritage assets and which seeks to ensure that decisions are based on the nature, extent and level of significance of heritage assets.
- 3.2** Change is only considered to be harmful if it erodes an asset's significance. Understanding the significance of any heritage asset affected (paragraph 194 of the NPPFs) is therefore fundamental to understanding the scope for and acceptability of change.
- 3.3** This chapter of the assessment examines the significance of the heritage assets considered susceptible to impact by the proposed development: the nearby statutory listed buildings and the Eastergate Conservation Area.

Historic background

- 3.4** A settlement has been attested near Eastergate since the Roman period (AD 43–410), when it appears likely from the archaeological data that dispersed farmsteads, and possibly a villa site, existed in the area near St Georges Parish Church. Certainly a settlement was established in the area by the Early Medieval period (AD 410–1066), by which time the Manor of Gate (which later became Eastergate) was established and held by King Harold prior to the Norman Conquest. The early settlement at Eastergate is thought to have been focussed around the area of St. George's Church (VCH Sussex V).
- 3.5** At the time of the Domesday survey (1086) it was held by Sées Abbey, whose estate was transferred to Syon Abbey in 1415. Following the Dissolution of the Monasteries it was retained by the Crown (VCH Sussex V). The focus of settlement in the Later Medieval period (AD 1066–1540) remained around St George's Church,

where an earlier manor house was recorded in 1379, in the same location as the later Manor Farmhouse (VCH Sussex V).

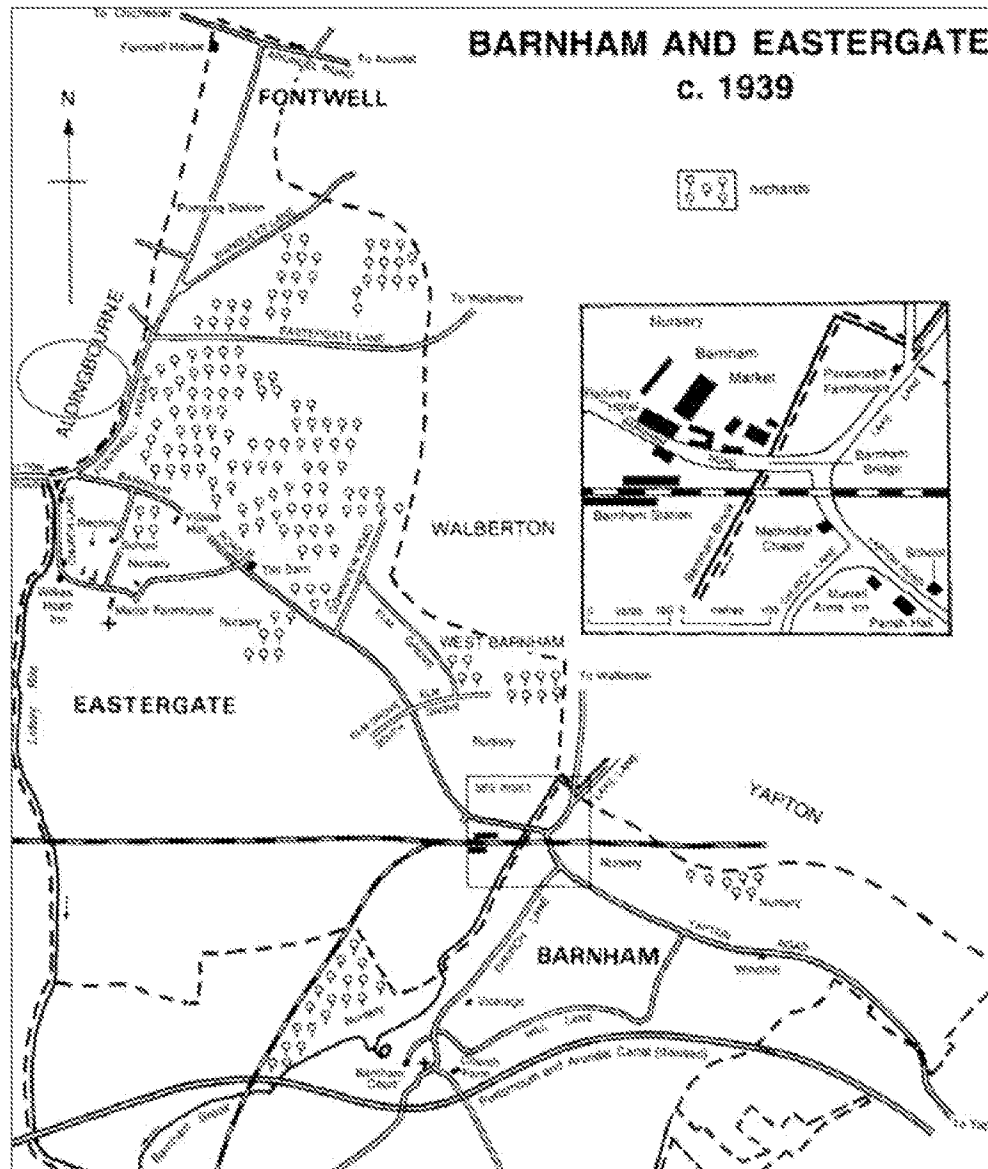


Figure 3: Showing the Barnham, Eastergate and Aldingbourne Parish Boundary, 1939, and approximate position of Site in neighbouring parish.

- 3.6** The site itself was situated in the neighbouring parish of Aldingbourne, and historic map progression indicates that it remained part of the wider agricultural landscape and was undeveloped until the later 20th Century (Figures 4 – 8).
- 3.7** One small building (possibly an outbuilding or animal shelter as no access is indicated) is shown adjacent to the southern boundary of the application site (Figure 6), constructed after c. 1937, but is no longer extant.

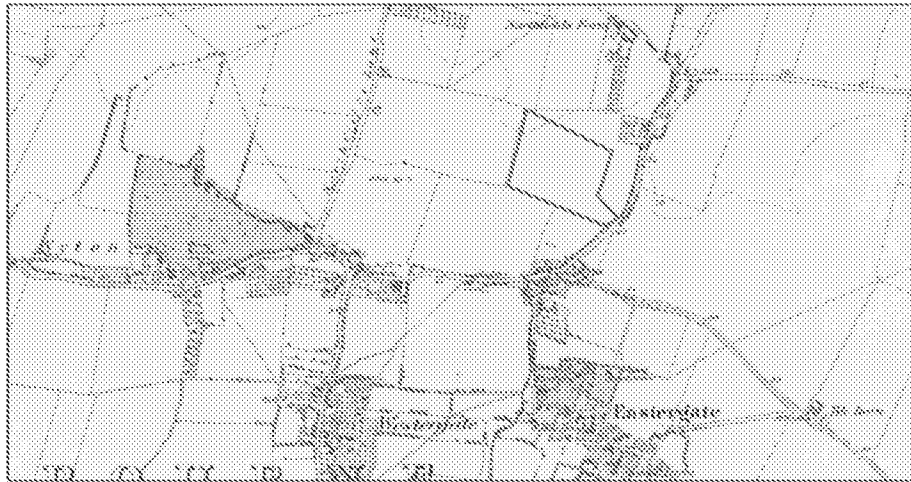


Figure 4: Extract from the Sussex LXII Ordnance Survey Map, Surveyed: 1875 to 1876, Published: 1880

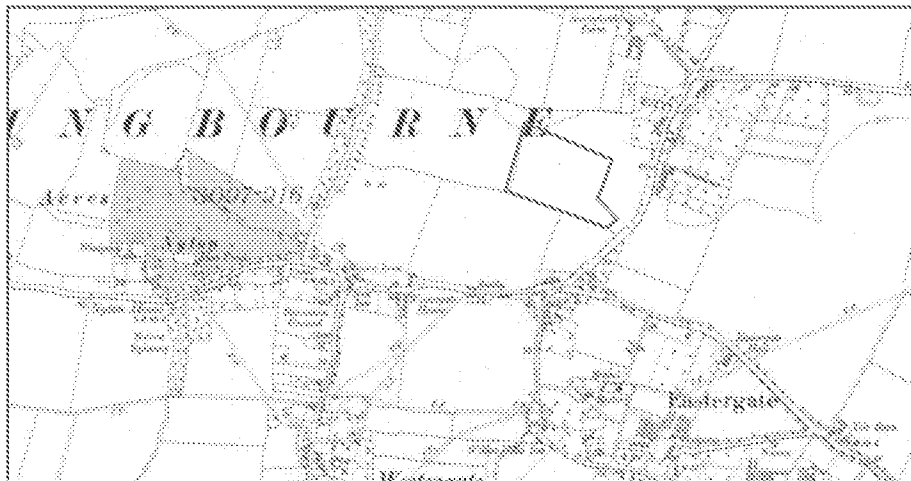


Figure 5: Extract from the Sussex LXII.NW Ordnance Survey Map, Revised: 1910, Published: 1914



Figure 6: Extract from the Sussex LXII.NW Ordnance Survey Map, Revised: 1937 to 1940, Published: ca. 1951

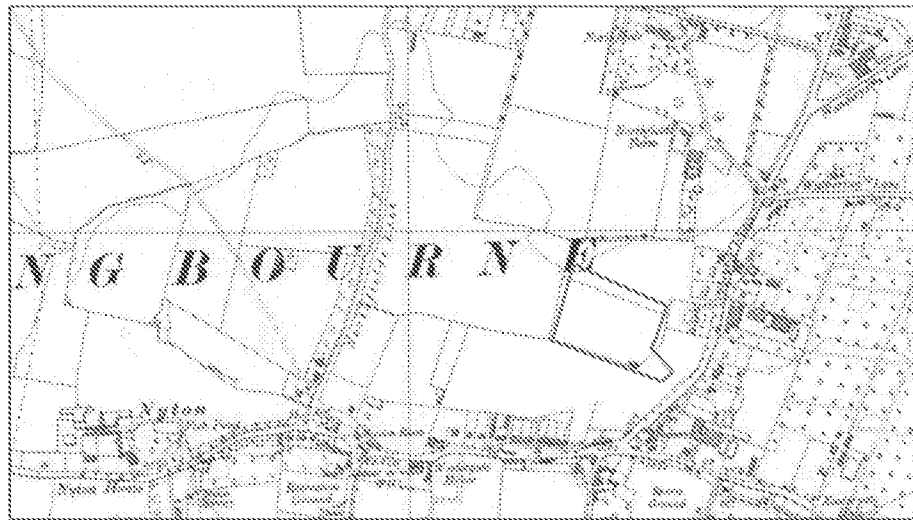


Figure 7: Extract from the SU90NW - A Ordnance Survey Map, Surveyed / Revised: Pre-1930 to 1961, Published: 1961

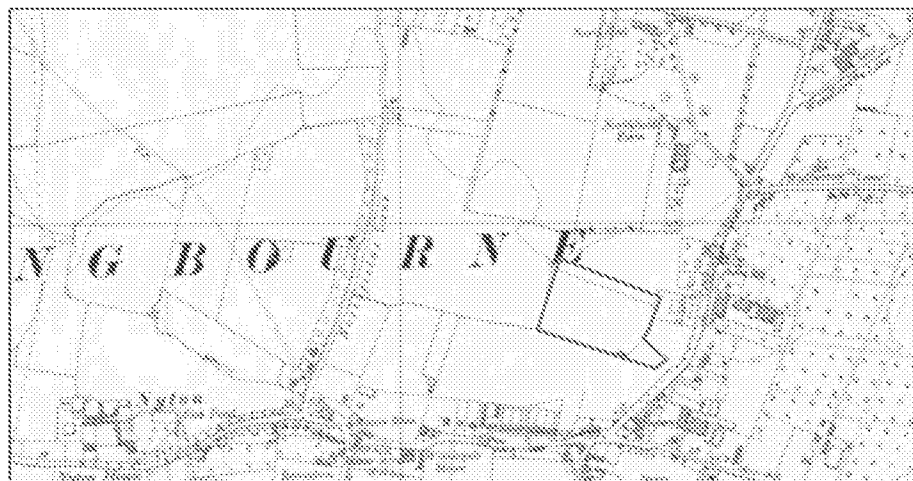


Figure 8: Extract from the SU90NW - A Ordnance Survey Map, Surveyed / Revised: Pre-1930 to 1969, Published: 1970

Eastergate Church Lane and Square Conservation Area

- 3.8** The northern boundary of the Eastergate Conservation Area (Square Area) is located c. 150m south of the application site. The Conservation Area was designated in 1992, and a brief description of its character is contained within the *Conservation Areas Supplementary Planning Guidance* produced and adopted by Arun District Council in October 2000. A map of the Conservation Area, which is split into the Church Lane and Square sub-areas is provided below (Figure 9).

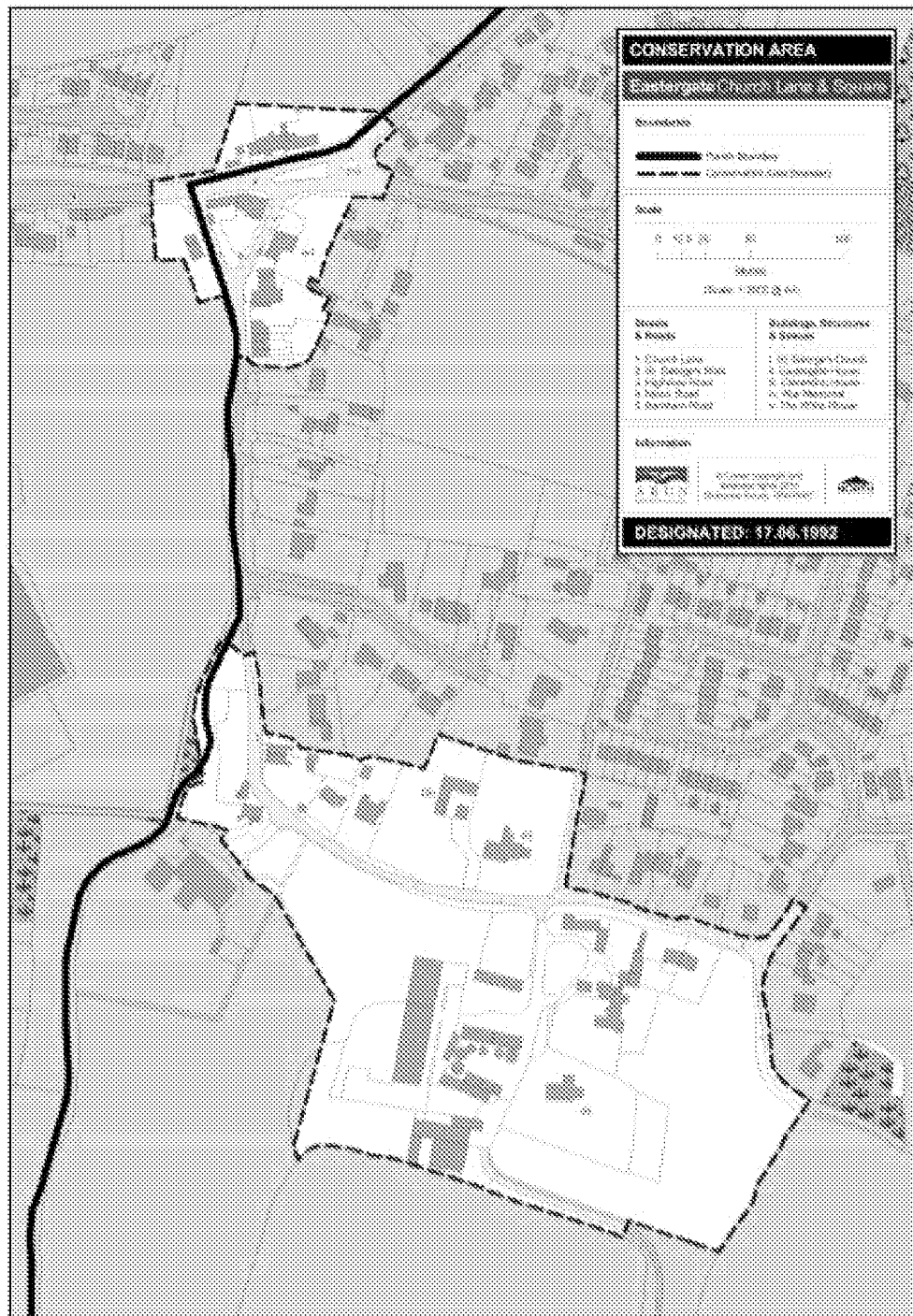


Figure 9: The Eastergate Church Lane and Square Conservation Area boundaries

3.9

The description of the character and appearance of the Conservation Area is as follows:

"The Church Lane Conservation Area retains its rural character and the essential historic characteristics of a rural, agricultural settlement based on the Manor

House (16th Century), St Georges Church (Norman) and farm buildings, including a granary of staddle stones.

The rural character of the area is further enhanced by impressive views across open fields towards this group of buildings and the village generally.

By contrast, the area of Eastergate Square is more urban in its character with a close knit grouping of buildings of various styles and ages fronting the main roads, reflecting the historic development of the village at a road junction.

In addition to the attractiveness of individual buildings and their grouping, a variety of brick and flint walling and boundary hedges contribute to the special character of the Conservation Areas.” (2000, 22).

- 3.10** It should be noted with reference to the southern Church Lane Area of the Conservation Area that the only open fields with views towards the village and St Georges Church are located to the south and south-east of St Georges Church and Manor Farm.



Figure 10: View northwards along Church Lane within the Conservation Area. The Long House terminates this view, blocking all experience of the application Site.

3.11 The significance of the Conservation Area stems primarily from the architectural interest of the buildings within it and their considerable historic longevity as the core of the Eastergate settlement. The group value of the group within the northern portion of the conservation area is acknowledged within all the list descriptions of individual buildings. A number of the individual buildings, including the Norman parish Church of St George (Grade II*), as well as others such as the timber-framed Manor Farmhouse (Grade II) which date to the 16th Century, possess substantial evidential value in addition to their aesthetic appeal. The parish church also possesses communal value, and has remained the focal point of the settlement since the Norman period.

3.12 The setting of the Conservation Area has altered significantly as the settlement of Eastergate, as well as its neighbouring Westergate and Barnham settlements have grown and effectively joined along the main routeways, which have similarly been adapted and enlarged to take modern traffic loads. Parcels of open land to the immediate south of the Conservation Area boundary retain the rural character described in the LPAs statement regarding its character and appearance, and this element of the asset's setting contributes positively by affording its appreciation from a distance (and thereby also affords a view towards the individual assets within their settings).



Figure 11: View from within the Conservation Area looking north-west, the recent 'Hedgerows' residential development is visible beyond the CA boundary and behind the Long House and Argyll House shown here facing south towards the road and rest of the conservation area.

- 3.13** The northern Eastergate Square Conservation Area takes in the junctions of Nyton Road (A29), the junctions of Church Lane(s), Fontwell Road (A29) and Barnham Road. The sports fields of Ormiston Six Villages Academy are located to the south-west of this area, Eastergate Cricket Club is situated to the immediate east, and residential developments from the 20th and 21st centuries now characterise much of the north-west and north-east (see for example, Figure 11 above).
- 3.14** Important views within and around this part of the Conservation Area are particularly intimate and short-range, and are characterised by the means to see and experience a variety of historic roadside properties, village amenities such as the central store and post office, mature trees and hedgerows and flint stone-walling. This cluster of buildings are best appreciated from within the boundary of the Conservation Area, where their historic character is visually tangible and their group-value attested. They face towards the routes and each other reinforcing the sense of the crossroads as a focal point – augmented in the 20th century as the chosen location for the War Memorial as a commemorative feature.
- 3.15** The application site, which is situated to the north of the Conservation Area boundary divided by an open field and grassy area that also provides access to a very recent residential development, currently comprises a car scrap yard and recycling centre. The functional character imparted by this use is visible from within the Conservation Area at the junctions of Nyton and Fontwell Roads (roundabout containing a War Memorial, Grade II), beyond the walls associated with The Long House. The application site is identifiable from this viewpoint because of the high visibility of the coloured cars amidst an area otherwise characterised by green space and houses.
- 3.16** The current visibility of the application site from within the Conservation Area is also a temporary consideration. Substantial tree-planting associated with the landscaping of an approved scheme at Nyton Nursery Site (AL/102/17/RES) for 268 dwellings was approved at an appeal in 2017 and is under construction at the time of this assessment. The tree planting which extends along the access route into the residential development ('The Hedgerows') is currently in place, and it is evident that this will further obscure any clear views of the application site from the Conservation Area when it reaches maturity. The landscaping plan associated with

the approved scheme is reproduced below in order to illustrate the level of planting that will comprise the intended 'green route' of community orchards.

- 3.17** Overall, the application site is not considered to make any positive contribution to the setting of the Conservation Area, and is situated within an area currently undergoing development which will intervene between the application site and CA boundary.

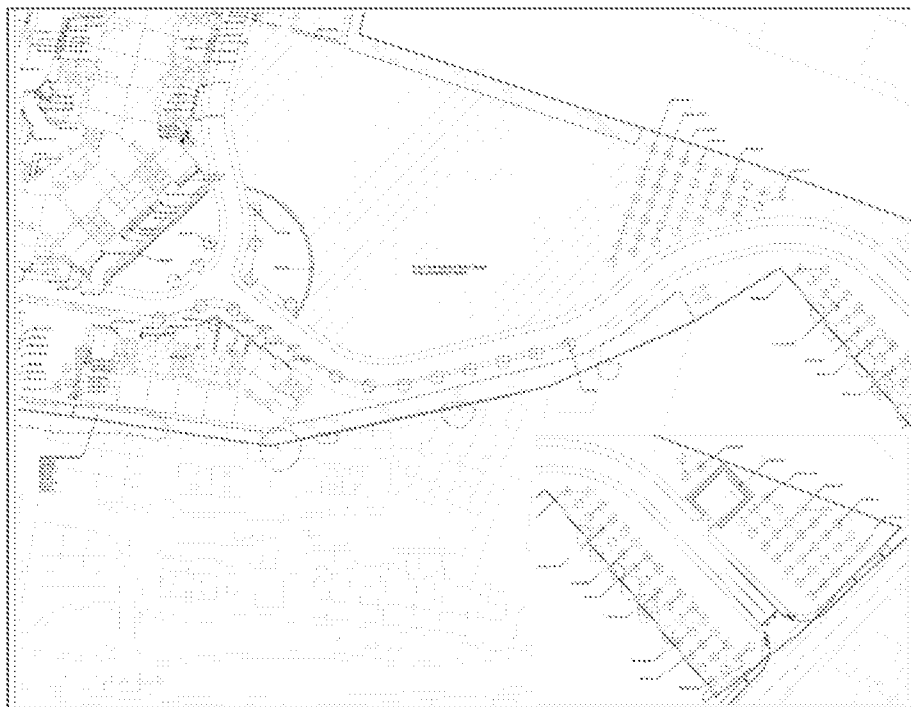


Figure 12: Landscape development plan associated with approved scheme 'The Hedgerows' showing community Orchard planting along access route

Listed Buildings

3.18 Referring back to Figure 2 there is a cluster of nine Grade II Listed Buildings, all of which are situated within the Eastergate Church Lane and Square Conservation Area south of the application site. With the exceptions of Argyl House, The Long House and Eastergate Memorial, intervening built form obscures any views from the southern of these assets towards the application site and they will not be visible alongside the development, nor will any outward views from these listed buildings included the proposed development. Therefore only Argyl House, The Long House and Eastergate Memorial are considered to be potentially susceptible to impact and are addressed further here.



Figure 12: Argyl House (left) and The Long House (right) along Nyton Road

Argyl House

3.19 Argyl House (ID: 1232582) was designated as a Grade II Listed Building in 1982, and is located on and faces towards Nyton Road. The list description for the building is as follows:

"Early C19. Two storeys. Two windows. Glazing bars missing. Porch of solid type. Ground floor wing of two windows to west. This building forms part of a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages."

3.20 Argyl House was collectively listed as part of a group along with other buildings within the Eastergate Church Lane and Square Conservation Area, and this group

value which provides a broader context of contemporary buildings bolsters its significance as an individual historic property. Its significance as a heritage asset also stems from its traditional architectural style and material characteristics, its age and historic value as illustrating domestic styles and features of the 19th century. Physical survivals within the building will have evidential value pertaining to historic domestic conditions to the degree that they survive and are appreciable.

- 3.21** The setting of Argyl House is characterised primarily by its roadside location, orientated along with its neighbouring properties to face the intersections of long-established routeways through Eastergate. The rear gardens, defined by flint-walling, are evidenced as far back as the late 1800s on historic mapping and retain their historic size and form. These domestic ancillary areas support the historic understanding of this property as a small domestic plot, division from this area and the formerly open countryside is illustrated in these boundaries. Aerial imagery and external views suggest that the mature trees within the rear garden and at the boundary of the property screen outward views in the direction of the application site. As discussed above in relation to the Conservation Area more broadly, the area immediately north of Argyl House is now subject to large-scale residential development and landscaping including a new route and tree planting. It is not considered that the application site, or indeed anywhere beyond the private rear gardens to the north of the building, contribute to the asset's setting in a manner which also contributes to its significance.

The Long House

- 3.22** The Long House (ID: 1353814) is immediately adjacent to Argyl House along Nyton Road, and was designated as a Grade II Listed Building in 1984. The list description for the building is as follows:

"C18. Two storeys. Four windows. Painted brick. Modillion eaves cornice. Tiled roof. Glazing bars intact. Modern porch. This building forms a Group with Elm Tree Stores, Shelley House, The White House, Flint House and Nos 1-3 Malthouse Cottages in Church Lane, Eastergate."

- 3.23** Like Argyl House, The Long House was collectively listed as part of a group along with other buildings which also comprise the Eastergate Church Lane and Square Conservation Area, and this group value further bolsters its significance. The

significance of The Long House as a heritage asset also stems from its architectural merit and its historic value as one of the earliest properties built at the intersection of the historic routeways, and also from its evidential value as a 18th century dwelling.

- 3.24** The setting of The Long House is shared with Argyl House, and is characterised by its roadside location and its orientation to face the intersections of long-established routeways through Eastergate. As noted above, the rear gardens, defined by flint-walling, are evidenced as far back as the late 1800s on historic mapping, and retain their original size and form. Again, the sense of separation between private domestic areas and land outside these areas, now much altered and developed, is clear.
- 3.25** Aerial imagery and external views suggest that while there is some mature tree cover within the rear garden and at the boundary of the property, there are clearly views beyond the gardens from upper floors. These are not designed vistas in that the landscape and property has not been altered to enhance or focus views out of these domestic rear windows, these rear views have undergone substantial alteration since the later 20th century as the area to the north has been developed with additional housing and the industrial use of the site itself.
- 3.26** As discussed above in relation to the Conservation Area more broadly, the area immediately north of The Long House is currently undergoing large-scale residential development and landscaping. The application site, or indeed anywhere beyond its rear gardens to the north of the building, does not contribute to the assets significance despite the proximity.

Eastergate Memorial

- 3.27** The Eastergate Memorial (ID: 1274452) is located in the centre of the roundabout which forms a junction between Nyton, Fontwell and Barnham Roads. The monument was designated as Grade II in 1994, and the associated description is as follows:

"War memorial. Circa 1920. Sculptor Morris Harding RBS SO. Catafalque type structure built of solid stone blocks, six courses in height with the top course shaped to represent a mound on which a full sized lion sits. Below the lion's

paws is a carved wreath surrounding a FOR VALOUR inscription carved in Art Nouveau style. Below this on the front face of the cenotaph is an eleven line inscription in bold and well spaced capitals defining the purpose of the memorial. Names carved round the base. A remarkably realistic effect at the rear is the handling of the lion's tail. The whole is a dignified piece of symbolism, somewhat in the manner of Lutyens, highly original in concept and imaginatively sited. Additions have been made for the Second World War."

3.28 The Eastergate War Memorial is located at the centre of the roundabout where Fontwell, Nyton and Barnham Roads converge. The significance of the monument stems from its architectural and aesthetic value, its association with a known sculptor, and overridingly, from its communal value as a focal point for commemorative remembrance ceremonies.

3.29 The setting of the memorial is characterised by its centrality amongst the surrounding historic buildings and its high degree of visibility. The setting of the monument has been somewhat denuded by the construction of the roundabout, converted from a more standard junction which reduces its immediate accessibility. However, its prominence along this important routeway between the settlements makes a positive contribution to the asset which does contribute to its significance as an intentionally conspicuous memorial. The application site is not considered to contribute in any way to the significance of the memorial or means to experience it

4. Heritage Impact Assessment

Introduction

- 4.1** With reference to Appendix 1, along with the most important considerations relating to the impact of the proposals on the setting of the designated heritage assets discussed within this Statement (which include, location and siting, form and appearance, effects and permanence⁷), judgements on the impact of the proposals on significance have been set out below.
- 4.2** The preceding section of this report identified four designated heritage assets initially considered to be susceptible to potential settings impact by the proposals, these are: Eastergate Church Lane and Square Conservation Area (specifically the Square area), and the Grade II listed Argyl House, The Long House and Eastergate Memorial. Each of these assets is considered further below, and the Eastergate Church Lane and Square Conservation Area, which encompasses all of these assets has been subject to further consideration in Appendix 2 (GPA3 assessment table), the results of which are taken into account below.

Impact Assessment

Proposals

- 4.3** The proposals comprise the change the use of the site at SRC Recycling Centre, Fontwell Avenue, Eastergate, West Sussex, PO20 3RU from a car salvage centre to residential dwellings. 80 residential units are proposed, a mix of market price and affordable units and the site will also include a co-working office hub to provide some ongoing commercial use. The overall site plan and a 3d visual of one of the street scenes are shown below at Figures 14-16. The Design and Access Statement (DAS) and full drawing pack by Offset Architects should be read alongside this section
- 4.4** The proposals have been developed in view of the constraints and opportunities posed by the local historic environment, and seek to maximise the potential use of

⁷ Historic England's guidance on setting GPA3

the site while protecting and enhancing the visual characteristics of the surrounding area. In particular the palette of materials selected during the initial stages of the project (see DAS) have taken cues from and make direct reference to both the historic and modern buildings which will characterise the built environment within which the development will be viewed.

4.5

A much larger-scale (268 dwellings) residential development is currently under construction immediately adjacent to the application site on the former Nyton Nursery, and including its landscaped entranceway is situated between the application site and the historic settlement of Eastergate. In both north-eastern and north-western directions, the settlement of Eastergate has been expanded along the main routeways which pass through it, and this variety of periods and architectural styles represented is also noted in the Conservation Area character statement as part of the character and appearance of the Eastergate Square Conservation Area itself.

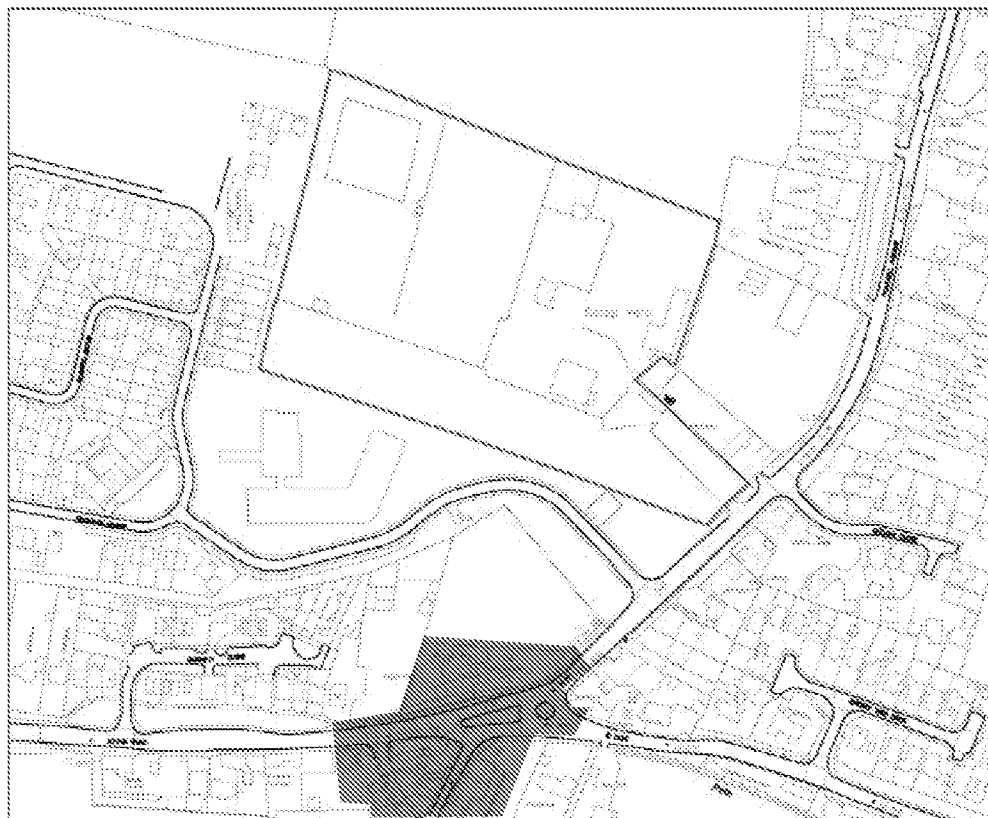


Figure 14: Red line boundary of the application site also showing surrounding development including that to the west in construction now. The conservation area is shaded for reference to the focus of historic settlement.

4.6

Where it is visible, the existing site does not make a positive contribution to the setting of nearby heritage assets and nor does it positively contribute to the general character and appearance of the surrounding area. Photographs documenting the application site as existing are included below as Figures 17 – 21.



Figure 15: Proposed site plan



Figure 16: Street scene extracted from 3d visuals by Offset Architects



Figure 17: View across the application site as existing

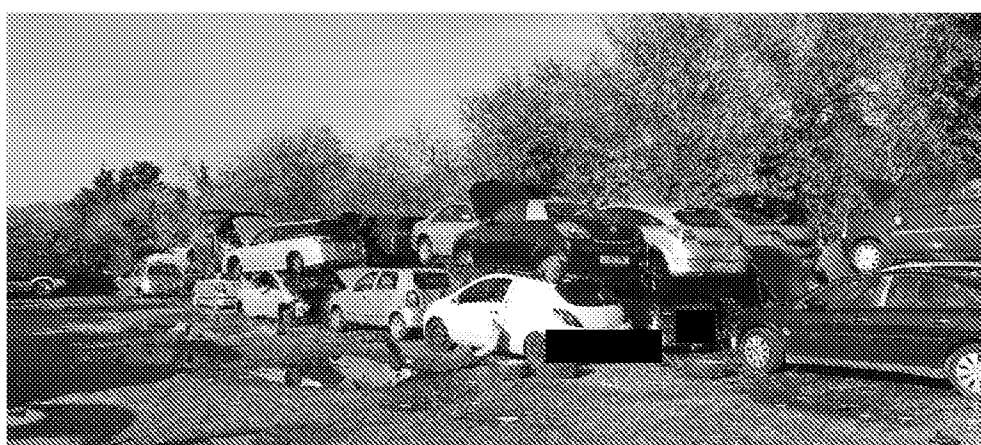


Figure 18: Application site -- character and appearance



Figure 19: Application site -- character and appearance



Figure 3: View towards the application site between the 'Hedgerows' housing development (left) and historic flint walls of Argyl House's private garden.

Impacts on designated heritage assets

- 4.7** Four designated heritage assets were considered to be susceptible to potential settings impact by the proposals, specifically the Eastergate Church Lane and Square Conservation Area (specifically the Square area), and the Grade II listed Argyl House, The Long House and Eastergate Memorial.
- 4.8** The preceding assessment of significance and setting demonstrated that the application site does not currently contribute positively to the setting or significance of these heritage assets. The application site equally does not enable any meaningful experience of the heritage assets in a manner which would in turn mean that changes to the use of the application site (or its visual appearance) would adversely impact upon the significance of those assets. However, it is acknowledged that there are at least some glimpsed views of the application site from within the Conservation Area. These are likely to diminish greatly as the extensive landscaping scheme associated with the 'Hedgerows' housing development matures (particularly the community orchard green corridor which will sit between the application site and the Conservation Area and individual assets). Notwithstanding the potential future screening from that development's planting schemes, the improvement of this application site to better complement its surroundings could well be beneficial to the broader character and appearance of the area surrounding the Eastergate Church Lane and Square Conservation Area.
- 4.9** The change of use of the application site to residential is considered to be beneficial in terms of the change this poses to the general character of the area, which is a

key consideration within GPA3 settings assessment. The utilisation of a material palette which reflects both the modern (including 21st century) and historic character of Eastergate is also considered beneficial, and the use of flint and timber detailing within a modern design responds positively to the historic settlement character.

- 4.10** It is also evident that the settings of the individual assets (listed buildings and memorial) within the Eastergate Church Lane and Square Conservation Area (Square area) have undergone similarly substantial alteration in terms of their broader landscape context. Despite this the historic group of buildings around the junction has retained remarkable consistency in its association with the roadside and routeway intersection, which is traceable back to at least the mid-19th century.
- 4.11** This historically consistent aspect of the assets setting(s), particularly given their group value (a key factor in their designations), facilitates their appreciation in an authentic manner which reflects their design as roadside dwellings and prominent public memorials. The proposals will not in any way alter these aspects of the assets' settings.
- 4.12** It is also apparent that the application site does not fall within any key views to or from the assets, and will not obstruct, compete with or dominate any views towards the assets and their settings.
- 4.13** Overall, the replacement of the SRC Recycling Centre with a mainly residential development which is visually responsive to the local character of the area will cause no harm to the significance of the nearby designated heritage assets, and will, where visible, improve the appearance of glimpsed views beyond the Conservation Area.

5. Conclusions

- 5.1** This Heritage Statement has been prepared by HCUK Group on behalf of SRC Recycling Ltd as part of a forthcoming planning application for the change the use of the site at SRC Recycling Centre, Fontwell Avenue, Eastergate, West Sussex, PO20 3RU from a car salvage centre to 80 residential dwellings and a co-working hub.
- 5.2** The assessment identified four designated heritage assets initially considered to be susceptible to potential settings impact by the proposals, Eastergate Church Lane and Square Conservation Area (specifically the Square area), and the Grade II listed Argyl House, The Long House and Eastergate Memorial. The site visit and GPA3 settings assessment found that the application site, while possible to glimpse from within the Conservation Area and beyond the immediate vicinity of these assets, makes no positive contribution to their setting in a manner which would consequentially impact the assets' significance should the proposals be implemented.
- 5.3** The proposals have clearly been designed in response to the local historic and modern environment within which they will be situated, and make use of materials and detailing which reflect this. The overall site plan also incorporates sufficient green space, hedging and tree planting to tie in with neighbouring modern developments as well as the particularly leafy character of Eastergate.
- 5.4** It is concluded that the proposals pose no harm to the significance of the designated heritage assets in Eastergate, and that the change of use of the site to a residential development of good quality design would be beneficial to the more general character and appearance of the area surrounding the assets, and improve the aesthetic quality of the few glimpsed views outward from the conservation area or listed buildings on its northern edge.
- 5.5** The proposals are therefore considered to be compliant with relevant policies contained within the NPPF and the Arun Local Plan. There would be preservation for the purposes of Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Appendix 1

Scale of Harm (HCUK, 2019)

The table below has been developed by HCUK Group (2019) based on current national policy and guidance. It is intended as simple and effect way to better define harm and the implications of that finding on heritage significance. It reflects the need to be clear about the categories of harm, and the extent of harm within those categories, to designated heritage assets (NPPF, paragraphs 201 and 202, and guidance on NPPG).⁸

Scale of Harm	
Total Loss	Total removal of the significance of the designated heritage asset.
Substantial Harm	Serious harm that would drain away or vitiate the significance of the designated heritage asset
Less than Substantial Harm	High level harm that could be serious, but not so serious as to vitiate or drain away the significance of the designated heritage asset.
	Medium level harm, not necessarily serious to the significance of the designated heritage asset, but enough to be described as significant, noticeable, or material.
	Low level harm that does not seriously affect the significance of the designated heritage asset.

Heritage Collective, 2019

⁸ See NPPG 2019: "Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated." Paragraph 018 Reference ID: 18a-018-20190723.

Appendix 2

Assessment - Historic England's Guidance on Setting, (GPA3, 2017)

In assessing the effect of the proposals on the setting and significance of designated heritage assets, it is relevant to consider how the following factors may or may not take effect, with particular reference to the considerations in Steps 2 and 3 of GPA3. The following analysis seeks to highlight the main relevant considerations. The asset described here is the Conservation Area, all listed buildings within the vicinity of the site fall within the conservation area and though there are small differences in the settings of an entire conservation area and those of individual listed buildings, the assessment here is considered relevant to listed buildings reported on elsewhere within this report.

<i>Relevant Considerations</i>	<i>Eastergate Church Lane and Square Conservation Area</i>
<i>Proximity of the development to the asset</i>	c.150m north of Conservation Area boundary.
<i>Proximity in relation to topography and watercourses</i>	N/A
<i>Position of development in relation to key views</i>	No key views are identified within the Conservation Area documentation for the Square area. The only views noted to be of importance in relation to the Conservation Area relate to the Church Lane area and views from the open fields to the south. These views are not of any relevance to the application site. Within the northern part of the conservation area important views are primarily internal within the conservation area whereby the group of historic buildings can be understood together and in a shared context. Views out of the conservation area, including those towards the Site, principally illustrate the exceptionally changed nature of the surrounding landscape with much greater development of housing and other land uses.
<i>Orientation of the development</i>	The orientation of the development is not of any relevance to the setting of the Conservation Area but the site itself sits within

	and respects well established boundaries that reflect historic field patterns.
<i>Prominence, dominance and conspicuousness</i>	The proposals will reduce the visual prominence, dominance or conspicuousness of the site in relation to the Conservation Area. The current use is accentuated and visually prominent due to the nature of the use and industrial structures and stored items. A residential development of smaller domestic scale with careful screening and increased planting will be far more subservient within the surrounding landscape.
<i>Competition with or distraction from the asset</i>	The proposals will not compete with or distract from the character and appearance of the Conservation Area.
<i>Dimensions, scale, massing, proportions</i>	Being a residential development of relatively small scale and beyond immediate view, the scale, massing and proportions of the proposals are not sufficient to in any way impact the setting or significance of the Conservation Area.
<i>Visual permeability</i>	The proposals will not alter the visual permeability of the area around the asset. Increased tree planting may screen development further but will do so in a sensitive and more environmentally conscious way.
<i>Materials and design</i>	The material palette put forward as part of the proposals has been selected in order to reflect the variety of materials found within the local built environment and to make cues to both modern and historic buildings in the vicinity.
<i>Diurnal or seasonal change</i>	When trees reach maturity the level of tree screening which will be provided by landscaping associated with the immediately adjacent Hedgerows residential development (intervening community orchards) will be lessened during winter months. It is not considered that the increased intervisibility in winter would impact the setting of the Conservation Area in a manner which would alter its significance.
<i>Change to built surroundings and spaces</i>	The proposals would increase the amount of residential development within the surroundings of the asset, however this is considered to be in-keeping with existing and as well as under-construction developments, and would be a preferable

	use for the application site which currently comprises some built form as well as a car scrap yard and recycling centre.
<i>Change to skyline, silhouette</i>	The proposals will not alter the skyline or silhouette of the asset, nor of any individual building within the conservation area.
<i>Change to general character</i>	The proposals will change the use of the application site from a commercial car scrap yard and recycling centre to a residential area. It is considered that this is a beneficial change to the general character that is more in-keeping with the surroundings of the Conservation Area.

Standard Sources

<https://maps.nls.uk>

<https://historicengland.org.uk/listing/the-list>

www.heritagegateway.org.uk

<http://magic.defra.gov.uk>

www.history.ac.uk/victoria-county-history

The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Historic England (2017 edition)

Planning (Listed Buildings and Conservation Areas) Act, 1990

National Planning Policy Framework, 2019

National Planning Practice Guidance, 2019

Conservation Principles, Policies and Guidance, Historic England (2008)