

SALTBOX SITE, BOGNOR REGIS
HERITAGE STATEMENT
LANDLINK ESTATES
JUNE 2017



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1 INTRODUCTION

- 1.1 Terence O'Rourke have been commissioned by Mango Planning on behalf of their client Landlink Estates to provide an update to their originally submitted Heritage Assessment report dated 2015 that accompanied an application for a Local Development Order (LDO) for land north of Bognor Regis referred to as 'Enterprise Bognor Regis'. Recent pre-application discussions with the local planning authority, Arun District Council dated 13 April 2017 to discuss development options upon the field parcel known as Saltbox resulted in a request for a heritage statement and a search of the Historic Environment Record (HER) to accompany any future planning application.
- 1.2 The site is identified in the emerging Arun District Local Plan as part of a strategic employment land allocation, which was originally part of the draft Enterprise Bognor Regis LDO prepared in 2015. The LDO draft provides an indication on the type of uses anticipated to be delivered on the site, as well as providing background evidence on the site and identifying key constraints. The modifications to the emerging Local Plan and draft policy EMP DM2 state that a mix of commercial and leisure uses will be supported for this site.
- 1.3 The aforementioned pre-application advice provided by Arun DC outlined a number of matters to address in support of a future planning application:
- The potential visual and disturbance impact on Shripney to the north, a conservation area with listed buildings
 - The Shripney village buffer zone that was identified in the draft LDO is important as it maintains a sense of separation between the employment zone and the village, including the setting of the conservation area. Provided that this buffer zone is maintained, the visual impact on the village could be mitigated.
 - The Heritage Assessment carried out to support the draft LDO provides a useful summary of the main issues and re-iterates the importance of the buffer zone to maintain a sense of separation between the development and Shripney Village conservation area
 - It is noted with regards to potential noise pollution that the movement of heavy goods vehicles is intended to be restricted to the centre of the site
 - As the site is over 0.5ha a HER search needs to be undertaken and provided as part of the planning application and any heritage assets identified duly assessed in order to demonstrate that development would not be harmful to the archaeological interest present on site.

2 LEGISLATION, POLICY AND GUIDANCE

- 2.1 The legislation relating to conservation areas is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990, which provides statutory protection for listed buildings and conservation areas. Section 66(1) of the 1990 Act states that:
- "In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case

may be, the Secretary of State, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

While section 72(1) of the TCPA 1990 states:

“With respect to any buildings or other land in a conservation area... special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.” The above sets out that whilst the Act confirms that special regard should be paid to the preservation of the setting of listed buildings, the same does not apply in the case of conservation areas.

- 2.2 National planning policy guidance on conserving and enhancing the historic environment is contained within the National Planning Policy Framework (NPPF) the online National Planning Practice Guidance, and the Good Practice Advice (GPA) published by Historic England (2015) GPA1 Local plan making, GPA2 Managing significance in decision-taking in the historic environment and GPA3 Setting and views.
- 2.3 The National Planning Policy Framework (NPPF): Government Policy recognises the importance of effective protection for all aspects of the historic environment through policy guidance provided in section 12 ‘Conserving and enhancing the historic environment’ and paragraphs 126-141 of greatest relevance.
- 2.4 The Arun Local Plan was adopted in 2003 however since 2009 a number of policies have been saved or deleted. The saved policies within the Arun Local Plan 2003 continue to be used in the determination of planning applications. These saved policies will be replaced by the Arun Local Plan (2011 – 2031) once it is adopted. The relevant policies referred to are:

Policy HER SP1 The historic environment

The Council will grant planning permission for development proposals that conserve or enhance the historic environment of the District, specifically for conservation areas, statutory listed buildings, areas of special character and locally listed buildings or structures of character where development must preserve the building, its setting and any features of value it possesses.

Policy HER DM3 Conservation areas

Planning permission will normally be granted for proposals within or affecting the setting of a conservation area, provided that [with particular relevance to this LDO area]:

- Trees, hedgerows and other significant landscape features are protected and landscaping incorporated appropriate to the character and appearance of the area,
- It does not harm important views into, out of or within the conservation area.

Policy HER DM6 Sites of archaeological interest

Where a site on which development is proposed has the potential to include heritage assets with archaeological interest (having consulted the Historic Environment Record) permission will only be granted where it can be demonstrated that development will not be harmful to the archaeological interest of these sites. Depending on the outcome of this assessment further work in the form of a field evaluation may be required and shall be carried out prior to the commencement of any development. Where development is to be phased the presumption would normally be that the whole site should be recorded as one

project in order to maintain the continuity of the archaeological record.

- 2.5 A Conservation Area is defined as 'an area of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance' (Planning (Listed Buildings and Conservation Areas) Act 1990). Conservation Areas were first introduced in 1967 and are often centred on listed buildings, green spaces or historic streetscapes. It is the character of the area as a whole, rather than individual buildings that the designation seeks to preserve or enhance. Arun District Council is responsible for their designation, and there are currently 33 Conservation Areas in the District (the last one was designated in 2009). A section of the Supplementary Planning Guidance detailing the Shripney conservation area is provided at appendix 1.

3 METHODOLOGY

- 3.1 The West Sussex County Council (WSSC) Historic Environment Record (HER) was consulted ¹to ascertain the scale to which archaeological features and other heritage assets are known to survive within the site area, and within a 500-metre buffer around the current Saltbox site boundary only. The aim of including known sites in the vicinity of the proposals is to predict whether any other similar, but as yet unknown, types of archaeological remains might also survive in areas likely to be directly affected, i.e. physically disturbed, by the various elements of the scheme. The data originally presented within the Heritage Assessment (TOR 2015) was out of date, out of license, for a much wider search area to cover all sites considered within the LDO and it is best practice to consult with the HER to ensure your assessment takes account of the most up to date information.
- 3.2 The known archaeological sites and recorded archaeological events have been assigned a unique site number (TOR no. in table 1) and reproduced as figure 1. This figure also shows the listed buildings and conservation areas. The study was undertaken with reference to the Chartered Institute for Archaeologists Code of conduct and appropriate standards (updated 2014).

Limitations of the study

- 3.3 The report's conclusions are limited by the extent and quality of existing information and therefore its usefulness in predicting the extent and definitive location of the archaeological resource must be qualified. To date there have been systematic archaeological surveys to the east of A29 for the Rolls Royce development, and based upon those results it is therefore possible that hitherto undetected archaeological remains could be detected during intrusive ground works associated with this proposed development.

The known heritage resource

- 3.4 The baseline information presented in the original Heritage Statement in 2015 remains valid in terms of primary research and information on the prehistoric and historic land-uses of the LDO land areas in question. What follows is a more focused assessed of the resource in relation to the Saltbox site area and 500-metre study area.

¹ West Sussex HER results processed and emailed 6 June 2017

3.5 The site area lies within an Archaeological Notification Area (ANA) as designated by West Sussex County Council HER in 2013 as being a 'very sensitive area for archaeology'. The designation extends beyond the site to North Bersted in the west and to include Oldlands Farm to the east and was drawn up to account for a multi-period archaeological zone including Mesolithic flint working and possible occupation; Neolithic pottery; a Bronze Age Beaker settlement dating to the Early Bronze Age; a Middle Bronze Age cremation with other contemporary burnt mounds; settlement evidence from Late Bronze Age to Roman-British periods, including an Iron Age warrior grave and World War Two features including pillboxes, a gun emplacement and a tank trap.

3.6 There are 12 HER sites/areas recorded in the study area as outlined in table 1 below.

TOR MAP ID	West Sussex HER ID	DESCRIPTION
1	MWS2368	Medieval pottery findspot
2	MWS2369	Iron Age pottery findspot
3	MWS2370	Roman pottery findspot
4	MWS4129	Archway (site of)
5	MWS4132	Tranchet Axe findspot
6	MWS12136	Site of Lower Barn Historic Outfarm
7	MWS13151	Site of Historic Outfarm South East of Shripney
8	MWS13985	Site of Whitehouse Farm Historic Farmstead
9/Event D	MWS9845/ EWS1147	Oldlands Farm, Bersted - Archaeological Evaluation
10/Event A	MWS11277/ EWS1257	Richmond Lodge, Shripney Road, Bognor Regis - Archaeological Evaluation
11/Event C	MWS12237/ EWS1559	Land Between Felpham and Flansham, Bognor Regis: Archaeological Evaluation Report
12/Event B	MWS12157/ EWS1531	Oldlands Farm, Aldingbourne: Mesolithic to post-medieval activity
Event E	EWS1578	Land at North Bersted: Desk based assessment

3.7 There are two recorded HER sites within the application site boundary; an undated archway revealed during works in the 1920s (TOR 4) and the historic site of (now demolished) Lower Barn outbuilding (TOR 6). There are a group of four findspots recorded to the north of the application site on the southern edge of

Shripney; the earliest findspot is that of a Mesolithic tranche axe (TOR 5), a chance discovery focused upon the Aldingbourne Rife, which would have been an attractive landscape for settlement and resources following the end of the last Ice Age. Iron Age and Roman pottery (TOR 2, 3) and a collection of medieval pottery (TOR 1) were found during investigation south of Shripney in 1924 in the garden of Parsons grocers shop.

- 3.8 There are five archaeological events (A-E as shown on figure 1) within the study area. All are discussed in the original Heritage Statement submitted to support the LDO application (TOR 2015).
- 3.9 Shripney conservation area lies c.115m north of the site application boundary with a further c.102m of green space or 'Village Buffer' proposed along the northern extent of the site area to safeguard and offset the proximity of buildings from this heritage asset. It should be noted that there is a substantial tree belt present immediately adjacent to the southern boundary of the conservation area that effectively screens views into and out of the settlement from the surrounding farmland. Some key points to note from the designation are;
- Rural in character with a variety of building ages, style, type and materials (brick boundary walling), hedges, trees and verges all make a positive contribution to the settlements rural character
 - Generally street fronted with space between buildings is important
 - Two southern agricultural fields, nos. 6709 and 6500 (see plan on page 5 appendix 1), are important to the immediate setting and rural character of the conservation area
 - Shripney manor is set within its own extensive grounds and is an important historical reminder of the settlements agricultural basis.

4 SIGNIFICANCE OF THE HERITAGE RESOURCE

- 4.1 There are no designated heritage assets recorded on the Saltbox site with Shripney conservation area lying within the 500-metre study area. The conservation area is compact and tightly focussed on the historic core along Shripney Lane. The houses are set facing the lane and have a common character from the use of the main local materials of thatch and flint. Most are of modest scale except for Shripney Manor and its grounds. Views beyond the conservation area are not significant because of the screening effect of the extensive vegetation along the south edge of the village and the ground of Shripney Manor. The two identified fields, nos. 6709 and 6500, provide a sense of rural character and separation between this area and the built up edge of Bognor Regis, specifically the largescale development of the business parks. The Saltbox site does not contribute to the recognised rural character and historic core of the conservation area.
- 4.2 The updated information provided by West Sussex HER has not presented any new archaeological information beyond what was originally assessed in the original Heritage Statement in 2015. The extensive investigations to the east on

Oldlands Farm and North Bersted revealed evidence from the Middle Bronze Age that was exceptionally well preserved due to the waterlogged environment. While there is nothing similar recorded anywhere on the Saltbox site, the absence of records should not be viewed as the site being free from archaeological deposits of similar date and preservation. Any archaeology that is still present on site is considered to be of low/medium value and of potentially local/regional interest in light of the known archaeological record in the immediate vicinity.

5 CONCLUSIONS AND RECOMMENDATIONS

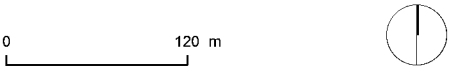
- 5.1 The site proposals are in line with the scale, form and type of development originally considered in the Heritage Statement in 2015 when the site formed part of the Enterprise Bognor LDO. The current proposals are for development of A3 & A4 (restaurant and public house/drive thru restaurant); C1 (hotel); B1, B2, B8 employment units with warehouses.
- 5.2 The presently open land between Shripney and the urban edge of Bognor Regis that forms the wider setting of the conservation area setting of Shripney is already influenced by development and the completed A259. Although no effects are predicted to individual heritage assets through changes to their setting, the area south of Shripney will be perceived as less rural in character due to the increased proximity of development. The site proposals include a village buffer zone to maintain a sense of separation between the development and Shripney village and conservation area. This 100m wide open area with the extant east-west orientated electricity transmission line will also accommodate a flood attenuation basis, with structural planting along the northern and north eastern site boundary to further screen development and positively contribute to the wooded character of the southern side of Shripney. No effects on the conservation area are likely to arise as a consequence of the development proposals.
- 5.3 The development proposals will involve varying levels of ground disturbance to the present arable land of the Saltbox site. No previous historical impact or activity is recorded (other than agriculture) and while this may have caused some truncation of below ground archaeological features, where still present but as has been seen in recent investigations in the vicinity this is not sufficient to remove the archaeological resource completely.
- 5.4 The nominated archaeological advisor to the local planning authority will ultimately decide the nature of any archaeological investigations deemed necessary prior to the commencement of development at the Saltbox site. Initial works could take the form of non-intrusive geophysical survey if there has been positive use of this technique on the site geology. Further discussions are recommended to agree the most effective investigation strategy but any archaeological works could be secured by the implementation of a planning condition.



- Site boundary
- 500m study area
- HER points
- HER area
- Events
- Archaeological Notification Areas
- Listed buildings
- Conservation area

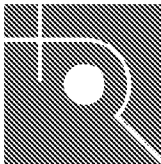
Figure 1: All heritage assets within 500m study area

Saltbox, Bognor Regis
DW Langmead



Dwg no/	Revision	
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09 June 2017	JC	JT
Scale: 1:5,000 @A3		

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