

Land at Barnham, Eastergate and Westergate (BEW Parcel SC1) Environmental Statement

Chapter I: Built Heritage

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**Development Archaeology Services Ltd
1 & 2 The Barn, Oldwick, West Stoke Road, Lavant,
Chichester, West Sussex PO18 9AA**



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I1.0 Introduction

- I1.1 This Chapter forms part of an Environmental Statement ('ES') which sets out the findings of an Environmental Impact Assessment ('EIA') of the proposed residential led mixed use development of land near the villages of Barnham, Eastergate and Westergate ('BEW') in West Sussex. The proposals also include the realignment of the A29 strategic route south of Barnham Road.
- I1.2 The Proposed Development forms a first phase of a wider strategic allocation of land which is known for the purposes of this ES as 'BEW Parcel SC1'. A description of the background to the proposal, including its role as part of the strategic allocation; the relationship of this chapter to the wider ES; and a description of the site and the development is provided at Chapters A to C of this ES.
- I1.3 Chapter O considers cumulative effects including a review of the potential for effects associated with the development of the wider strategic allocation at BEW.
- I1.4 This chapter should be read in conjunction with Chapters A, B, C and O.
- I1.5 This Chapter reports the assessment of the potential for likely significant environmental effects arising from the Proposed Development in relation to built heritage. It describes the baseline conditions, and the potential effects of the Proposed Development with respect to (both designated and non-designated built assets)) within the Development Site and the immediate Site environs.
- I1.6 The chapter sets out strategies to avoid, reduce or mitigate effects on heritage assets that could arise from effect alteration or destruction of the described heritage assets or development within their settings.
- I1.7 This chapter should be read in conjunction with the following technical appendix provided at Volume 2 to this ES:

- **Appendix I1 – An Archaeological Desk Based Assessment ('DBA') of Land at BEW including assessment of built heritage assets**

About the Author

- I1.8 Development Archaeology Services (DAS) Limited, established for over 20 years, is a West Sussex based archaeological unit that provides heritage and archaeological consultancy and field work services to the development and local authority government sectors.
- I1.9 Operations include preliminary first order, consultancy relating to heritage aspects of land purchase and development through to full excavation and publication of results for both private individuals and public sector developments.

I2.0 Policy Context

Legislative Framework

I2.1 The statutory legislation most relevant to this report comprises:

- 1 The Ancient Monuments and Archaeological Areas Act, 1979: It is a criminal offence to carry out any works on or adjacent to a Scheduled Monument without Scheduled Monument Consent. The Act makes no reference to the setting of Scheduled Monuments.
- 2 Planning (Listed Buildings and Conservation Areas) Act 1990: In considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting (section 66). Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

National Policy

National Planning Policy Framework (NPPF, revised 2021)

I2.2 The National Planning Policy Framework (NPPF revised July 2021) includes as a planning principle (Paragraph 8) an environmental objective which is:

‘to protect and enhance our natural, built and historic environment...’.

I2.3 Section 16 of the NPPF then goes on to describe provisions specifically relating to conserving the historic environment.

I2.4 Paragraph 194 advises local planning authorities to require an applicant to describe the significance of heritage assets affected by their proposal, including any contribution made to their setting. It states that:

‘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’.

I2.5 The glossary to the NPPF describes significance in relation to heritage policy 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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

I2.6 The setting of a heritage asset is defined as:

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

Local Policy

Adopted Arun Local Plan

I2.7 The development site lies within the administrative area of Arun District Council.

12.8 The Arun Local Plan covers the period 2011-2031 for the area of Arun District (excluding the area covered by the South Downs National Park Authority) and was adopted on the 18th of July 2018.

12.9 Policies on building conservation and archaeological heritage are contained within Section 16: Building & Conservation and Archaeological Heritage of the Local Plan.

- 1 Policy HER SP1 (Historic Environment)
- 2 Policy HER DM 1 (Listed Buildings)
- 3 Policy HER DM2 (Locally Listed Buildings or Structures of Character).
- 4 Policy HER DM3 (Conservation Areas)
- 5 Policy HER DM4 (Areas of Character)
- 6 Policy HER DM5 (Remnants of the Portsmouth and Arundel Canal)
- 7 Policy HER DM6 (Sites of Archaeological Interest)

12.10 Building Conservation & Archaeological Heritage references include:-

- 1 16 Building Conservation & Archaeological Heritage (page 188)
- 2 16.1 Built Heritage (page 188)
- 3 16.2 Listed Buildings (page 190)
- 4 16.3 Locally Listed Buildings or Structures of Character (page 195)
- 5 16.4 Conservation Areas (page 196)
- 6 16.5 Areas of Character (page 199)
- 7 16.6 Portsmouth and Arundel Canal (page 201)
- 8 16.7 Archaeological heritage (page 201)

12.11 Notice is also taken of the ADC's Report and decision of Planning Policy Sub-Committee (30th June 2020) regarding compilation of new list of non-designated heritage assets).

Buildings or Structures of Character Supplementary Planning Document (SPD) (Adopted September 2005)

12.12 In addition to the review of designated listed heritage assets searches included a review of local buildings or structures of character as listed / detailed in Arun District Council's SPD.

- 1 Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
- 2 Buildings which are extremely good examples of traditional or established style, or unusual type.
- 3 In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
- 4 All buildings must be largely intact and not adversely affected by later extensions or alterations.
- 5 Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.

Guidance

- I2.13 Best practice guidance notes and standards relevant to the historic environment, and consulted in the production of this report comprise:
- 1 Chartered Institute for Archaeologists Code of Conduct and Standard Guidance documents;
 - 2 National Planning Practice Guidance (as updated);
 - 3 Historic England (2015) Historic Environment Advice Note 2 Making changes to Heritage assets;
 - 4 Historic England (2017), Historic Environment Advice Note 3, 2nd Edition, The setting of Heritage Assets;
 - 5 Historic England (2008), Conservation Principles; Policy Guidance for Sustainable Management of the Historic Environment; and
 - 6 WSCC, ESCC, CDC 2017, (updated 2019) Sussex Archaeological Standards.
- I2.14 Conservation Principles (Historic England, 2008) sets out Historic England's approach to understanding heritage significance, and describes four groups of heritage 'values' which are referred to below:
- 1 Evidential value: the potential of a place to yield evidence about past human activity.
 - 2 Historical value: the ways in which past people, events and aspects of life can be connected through a place to the present-it tends to be illustrative or associative.
 - 3 Aesthetic value: the ways in which people draw sensory and intellectual stimulation from a place.
 - 4 Communal value; the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
- I2.15 Historic Environment Advice Note 3, 2nd edition, The Setting of Heritage Assets (HE 2017) recommends a staged approach to assessing effects on setting comprising the following stages:
- 1 Identify which heritage assets and their settings are affected;
 - 2 Assess the degree to which these settings make a contribution to the significance of the heritage assets(s) or allow significance to be appreciated;
 - 3 Assess the effects of the Proposed Development, whether beneficial or harmful, on that significance or the ability to appreciate it;
 - 4 Explore ways to maximise enhancement and avoid or minimise harm; and
 - 5 Make and document decision and monitor outcomes.

I3.0 **Assessment Methodology & Significance Criteria**

Assessment Methodology

- I3.1 The assessment is based on information derived from the following data sources: -
- 1 The vertical and oblique aerial photographic collections of the National Monuments Record Centre of English Heritage at Swindon;
 - 2 The National Heritage List for current data on designated heritage assets;
 - 3 The National Monuments Record (Historic England);
 - 4 The West Sussex Historic Environment Record (HER) (WSCC);
 - 5 The Chichester Local Studies Library;
 - 6 The West Sussex Record Office, (including local studies published reference sources and maps held in their collections);
 - 7 British Geological Survey mapping; and
 - 8 A series (6 total) of site walkover survies of the site area and proximal Conservation Areas and key surrounding areas, by Christopher Pine and Neville Hall of Development Archaeology Services Limited.
- I3.2 A search of the West Sussex Historic Environment Record (HER) was undertaken for listed buildings and other designated sites such as scheduled monuments, historic battlefields and historic parks and gardens, archaeological sites and findspots and previous archaeological investigations within a 2.5km radius that was centred on National Grid Reference TF 9456 0440.
- I3.3 Copies of selected published Ordnance Survey maps of the area of the Site were obtained from the West Sussex Record Office and comprise Figures 3-7 within the DBA (Appendix I1 to this ES) . The results of the historical map regression are similarly presented within the DBA. Published reference sources were also consulted at the Record Office and the Chichester Local Studies Library.
- I3.4 A more detailed and thorough description of built heritage assets within the three conservation areas proximal to the Site and the line of the Chichester Arundel Canal is presented in Appendices 1-4 of the DBA (Appendix I1 to this ES).

Significance Criteria

- I3.5 The significance of a heritage asset is described in terms of the value of the heritage asset because of its heritage interest (architectural, archaeological, artistic or historic) and is also described in relation to the asset's heritage values (evidential, historical, communal, and aesthetic.
- I3.6 For designated assets (Listed Buildings, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, World Heritage Sites and Conservation Areas). The importance is high or very high as these assets meet the national criteria for designation under the relevant legislation. Listed Buildings and Registered Parks and Gardens are graded (I, II* and II) according to relative significance.
- I3.7 The relative significance of each non-designated heritage asset within the historic environment baseline has also been determined to provide a framework for comparison. These categories do

not reflect a definitive level of significance or value of a heritage asset, but a provisional one based on the asset's heritage values to provide an analytical tool that can inform later stages of assessment and the development of appropriate mitigation, where needed. Some non-designated heritage assets can be of equivalent importance to designated heritage assets. In these cases, their relative importance means they must be treated as if they were designated assets.

Table I3.1 Criteria for determining heritage significance

Significance	Description
Very High	Internationally and nationally important resources: World Heritage Sites, Grade I and Grade II* listed buildings and Registered Parks and Gardens. Some Scheduled Monuments, especially those associated with a World Heritage Site.
High	Nationally important resources: Grade II listed buildings, Conservation Areas, Scheduled Monuments, Grade II Registered Parks and Gardens, Registered Battlefields
Moderate	Regionally important resources: Non designated heritage assets and landscape features with high or moderate evidential, historical, aesthetic and / or communal values.
Low	Locally important resources: Non designated heritage assets and landscape features with low evidential, historical, aesthetic and / or communal value
Negligible	Assets with low to very low or no evidential, historical, aesthetic and / or communal values, or where remains are known to have been significantly altered or destroyed.
Unknown	Assets and structures of uncertain character, extent and / or date where importance cannot be readily predicted.

- I3.8 The effects of the Proposed Development have been determined by comparing the significance of the known heritage assets (or potential for heritage assets with archaeological interest) against the magnitude of likely effect. The significance of a heritage asset can be harmed or lost by alteration or destruction of the asset or development within its setting.
- I3.9 In policy terms (NPPF paragraph 195 and 196), harm to the significance of a heritage asset can be substantial or less than substantial. Planning practice guidance identifies harm is a high test. This is normally associated with total loss of a heritage asset's significance. Major adverse effects on heritage assets of moderate, high or very high heritage significance are equivalent to substantial harm, in terms of significant effects.
- I3.10 Less than substantial harm is a broader bandwidth and the degree of less than substantial harm is a professional judgement encompassing minor changes through to more significant effects. The conclusions in this report identify the overall significant effects of the Proposed Development on heritage assets in accordance with the following scale:
- **No Effects:** no discernible change to any heritage asset, of any significance.
 - **Minor/Low:** minor adverse changes to the significance of a heritage asset of moderate or high heritage significance, or significant adverse changes or total loss of significance to a heritage asset of low or negligible heritage significance.
 - **Moderate:** moderate adverse change to the significance of a heritage asset of low or moderate heritage significance.

Magnitude of change

- I3.11 Assessing the effect of the Proposed Development in relation to the historic environment baseline is considered by comparing the relative significance of the heritage asset against predicted magnitude of change. This includes an assessment of the effects on the setting of

heritage assets to determine whether, and to what degree, the heritage significance of an asset may be harmed by development within its setting.

- I3.12 The description of magnitude of change, provided in the following table, relate to harm to or loss of significance of the asset (and not, where development only affects its setting, the degree of change within that setting).

Table I3.2 Magnitude of effect

Magnitude	Definition
High	Total loss or substantial harm to key elements, or features or characteristics of the baseline (predevelopment) conditions such that post development character or composition or attributes of baseline will be fundamentally lost or changed.
Moderate	Partial loss or harm to one or more important elements or features or characteristics of the base line (pre-development) conditions such that post development character or composition or attributes of base line will be partially changed
Low	Minor loss. Change arising from the loss or alteration will be discernible but underlying character or composition or attributes of the baseline condition will be similar to pre-development circumstances or patterns.
Negligible/None	No loss or harm to heritage significance. Change barely distinguishable.

Significance of effect

- I3.13 Determining the overall significance of effect is then a professional judgement that compares the magnitude of effect against the relative sensitivity of the heritage asset affected.

Table I3.3 Significance of effect

Magnitude	Importance of Receptor				
	Very High	High	Moderate	Low	Negligible
High	Major	Major or Moderate	Moderate	Minor (low)	Negligible
Moderate	Major or Moderate	Moderate	Minor	Minor (low) or Negligible	Negligible or None
Low	Moderate or Minor (low)	Minor (low)	Minor (low) or Negligible	Negligible	None
Negligible/none	None	None (low)	None	None	None

Moderate and minor (low) effects are equivalent to less than substantial harm (not significance in EIA terms). Effects that are negligible are less than substantial and are also not significant.

Consultation

- I3.14 DAS Ltd consulted at pre-data search stages and after compilation of reviewed data sets, (supplied as a 'draft DBA,) with ADC's Conservation Officer (as of 01:09:2021 M. Whyte).

Assumptions and Limitations

- I3.15 Monument data from the HER and NMR consists of secondary information derived from varied sources. This data, as well as that derived from other secondary sources, is generally accurate. There are however several limitations to the data set, generic to any historic environment assessment. A number of records, especially older records such as antiquarian observations often fail to accurately locate assets.

I4.0 **Baseline Conditions**

Existing Conditions

- I4.1 The baseline conditions are those which describe the state of the environment and here specifically the built heritage resource, prior to the onset of any Proposed Development. In this case, these conditions have been assessed through searches and assessment of conditions presented within the DBA (Appendix I1 to this ES) and a summary of the conclusions are presented below.
- I4.2 This assessment study incorporates portions of three modern civil parishes, those of Aldingbourne, Barnham and Eastergate. To the west are the modern settlements of Woodgate and Westergate and towards the north, a third modern settlement of Eastergate, which traverses the northern portion of the Site.
- I4.3 The Site is situated on the low-lying Lower Sussex Coastal Plain, the centre of which is located at National Grid Reference TF 9456 0440, and at heights of approximately +5mAOD to the south, rising to +9-12m AOD (Above Ordnance Datum) to the north. The Site is situated within the modern civil parishes of Eastergate, Barnham and Aldingbourne, administrative district of Arun, county of West Sussex.

Conservation Areas

- I4.4 The Site lies in proximity to three Conservation Areas. Reviewed Conservation Areas include: The Square Eastergate; Church Lane Eastergate; and Church Lane Barnham. A small part of the Linear Park just to the south of Church Lane sits within the Eastergate Church Lane Conservation Area however no built development is proposed within these areas.
- I4.5 No Listed Buildings or significant heritage assets lie within the Proposed Development boundary. The main concentrations of designated Listed buildings and non-designated buildings and buildings of character lie within the three Conservation Areas - The Square Eastergate; Church Lane Eastergate; and Church Lane Barnham.
- I4.6 A fuller record including plans showing Conservation Areas relative to the proposed site layout and location of assets within each Conservation Area is shown within Appendices 4,5 and 6 of the DBA (Appendix I1 to this ES) to accompany the application.
- I4.7 A summary list of built assets within each Conservation Area is presented below, including a case by case assessment of the asset's significance and potential effect of the Proposed Development based on criteria presented (Tables I3.1-I3.3) within Section I 3.0 of this report. These criteria have been used throughout the study.
- I4.8 A separate review is undertaken of assets not within the conservation areas - specifically the line of the derelict Portsmouth to Chichester Canal route that will be impacted on by the installation/construction of the southerly part of the proposed A29 route.

The Square Conservation Area

- I4.9 The centre of the Square Eastergate Conservation Area sits approximately 0.7km from the north western corner of the proposed Development Site. This Conservation Area is centred around the northern junction of Church Lane and the B223 (Yapton Road).
- I4.10 The assets within the Conservation Area are described below:-

The Long House, Nyton Road

- Listed Building Grade: II
- List Entry Number: 1353814
- Details: 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.

Argyll House, Nyton Road

- Listed Building Grade: II
- List Entry Number: 1232582.
- Details: 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.
- Walkover notes: Both Argyll House and the adjacent Long House sit to the north of the busy B2233 trunk road. These buildings form / lie adjacent to northern boundary of the conservation area with a 'pasture' field. The buildings lie minimally 0.75km from the northern edge of the proposed Development Site area. The northern conservation area boundary lies c. less than 50 metres from the Nyton Road (extra care development and the Peckham Chase residential development

Eastergate Memorial

- Listed Building Grade: II
- List Entry Number: 1274452
- Details: 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.
- Walkover notes: This monument is located within a traffic island where the A29 and B2233 meet. Interestingly the listing description (see above) records the monument as being imaginatively sited. The author would suggest the monument might be considered as sited 'at risk! The location within a busy road traffic junction means the monument is at risk, as suggested by several impact scars around the monuments basal pedestal.

Shelley House And The Elm Tree Stores, Church Lane

- Listed Building Grade: II
- List Entry Number: 1353883.
- Details: One building. L-shaped C18 building. Two storeys. Three windows. Painted brick. Stringcourse. Tiled roof. Glazing bars intact. The shop premises are the north west wing with a modern curved shop front in old style.
- Walkover notes: The building fronts to the B2233 with the rear being characterised by piecemeal development of low elevation store and associated buildings. The buildings sit within a 'triangle' of mixed brick and flint perimeter walling.

The White House, Church Lane

- Listed Building Grade: II
- List Entry Number: 1233557
- Details: C18. Two storeys. Three windows. Faced with rough plaster. Modillion eaves cornice. Tiled roof. Glazing bars intact. Doorway with Doric pilasters and pediment. West wall faced with flints.
- Walkover notes: This building sits by itself isolated at the eastern junction of the B2233 and one of the dual spurs at the north of Church Lane. The southern elevation is masked / bounded by the listed Flint House immediately to the south.

Old Farm Cottage, Church Lane

- Listed Building Grade: II
- List entry No. 1353809.
- Details: C18 or earlier. Two storeys. Two windows. Painted brick. Thatched roof. Casement windows.
- Walkover notes: This building occupies a counterpoint position to The White House as it sits on the west side of a second spur of Church Lane that joins the B2233. The main front element of the building is augmented by a tiled roof modern extension

Flint House, Church Lane

- Listed Building. Grade II
- List entry No. 1027647.
- Details: L-shaped building. South wing C17. North east wing C18. Two storeys. Four windows facing west, three windows facing south. Faced with squared knapped flints with red brick dressings and quoins. Tiled roof. Gable to west end of south wing. Casement windows. Doorway with flat hood on brackets.
- Walkover notes: This building may be considered as forming a localised grouping with Malthouse Cottages 1-3 that lie to the immediate south.

Malthouse Cottages, 1-3, Church Lane

- Listed Building. Grade II
- List entry No. 1233536. Details: One building. C17. Two storeys. Four windows. Faced with knapped flints with red brick dressings, quoins and stringcourse. Tiled roof. Casement windows. Two blocked smaller original windows. Large buttress at south end.
- Walkover notes: These 'terraced' flint cottages occupy the eastern side of Church Lane and are the most southerly of the group of listed buildings that lie immediately to the south of the B2233. In style and structure, they may be considered as sub-group with the more northerly though adjacent Flint House.

Merryend

- Listed Building Grade: II
- List Entry Number: 1027742:
- Detail: C18. Two storeys. Three windows. Faced with flints with brick dressings and quoins, all now painted. Tiled roof. Casement windows. C19 addition of two window-bays to the west in painted brick with slate roof. This building, the most westerly of the listed grouping lies immediately south of the B2233.

The Church Lane Eastergate Conservation Area

I4.11 This lies at the north western corner of the Proposed Development area. A small part of the north western boundary of the Proposed Development (forming part of Linear Park) overlaps the Conservation Area's southern boundary (Figure 3, Appendix I1 to this ES). At this southern boundary and to the south of this boundary land use is retained, within the Proposed Development, as open 'park space'. This Conservation Area is accessed via Church Lane with significant buildings along the north of Church Lane. The centre of the Conservation Area is focused on the Manor Farm yard area that is associated with St Georges Church and its associated curtilage.

I4.12 The assets within the Conservation Area are described below:-

Parish church of St. George, Church Lane, Eastergate

- List entry: 1233516
- Grade II* Chancel, nave with shingled bell-turret at west end and north vestry. Largely Norman though much restores with later windows. Vestry C19th addition.
- Walkover notes / observations: The church building sits biased within the north west curtilage of a c. 7,000m² church / grave yard. The Site is bounded predominantly by mature mixed hedgerows. To the immediate north the churchyard lies adjacent to the garden of Eastergate House. The western boundary lies adjacent to a farmyard / farm building complex consisting predominantly of Mid C20th agricultural buildings. To the east the graveyard contacts open grass / paddock areas. To the south, external to the east west aligned mature hedge line lies an east west aligned 'paddock' area of c. 2,500m². The southern boundary of the paddock area runs parallel and adjacent to a concrete service / farm track. The church building and associated grave/church yard site within the south east of the designated 'Conservation Area' The asset is considered to be of high to very high heritage significance. The heritage significance is invested in the fabric of the building and partly, though to a lesser extent in its location as a 'centre / focus' within the Church Lane Conservation Area.

17th century barn & cart shed, at Manor Farm, Church Lane, Eastergate. NGR: SU9448405123

- List entry No: 1027645
- Grade II listed
- Structure located within the curtilage of Manor Farm to the south west of the farmhouse main building. Possibly C17th. East wall is of red brick with a diaper pattern of grey headers. The remainder is face with flints and may be later period construction. There are stone steps up to the entrance on the northern side. The western part of the building / structure forms the cart-shed with the lower part open and weather-boarded above. Corrugated roof (later addition) to the whole.
- Walkover notes / observations: The Grade II listed 17th century barn & cart shed sits in the south eastern corner of the open farm yard / barnyard complex that lies to the immediate south of Church Lane. The barn 'defines' the southern edge of the open 'historic' farmyard complex with all farm buildings and associated infrastructure, to the immediate west and east, being mid to late C20th. The modern agglomeration of barns and modern buildings form a distinct visual barrier to open farm land to the west and south and the proposed Development Site.

Granary / outbuilding at Manor Farm to the north west of the farmhouse, Church Lane, Eastergate

- List entry: 1233525
- Grade II listed
- (Formerly listed as Outhouse with Manor Farmhouse.)C17th timber framed building with redbrick infilling standing on steddle-stones. Half-hipped tiled roof.
- Walkover notes / observations. The Grade II granary building sits within the northern part of the 'historic' open farm yard area that lies to the south of Church Lane. It's location and design and build characteristics link it to the Manor farmhouse that lies immediately to the east.

Eastergate House, Church Lane, Eastergate

- List entry: 1353881
- Grade II listed
- A late 18th or early 19th century house. C16th timber-framed building of half H-plan with infilling of redbrick, plaster and flint. Roof tiled. Two storey structure with three windows. Modern (late C19th / C20th) part added to west end of south wing.
- Walkover notes / observations: At time of walkover no clear access to the grounds / garden of Eastergate House was possible. No view of the north, west or south elevations was possible. From air photographs only it may be noted that the eastern garden area of Eastergate House extends to a discreet garden area adjoins an open paddock / pasture area that extends eastwards for approximately 100metres in turn bordering an open arable field.

The Old House, Church Lane.

- List entry 1353882
- Grade II listed
- C18th two storey 2 windows Faced with square knapped flints with red brick dressings and quoins. Hipped thatched roof. Casement windows.

The Wilkes Head Inn

- List entry 1276546
- Grade II listed
- c. 1763. Two storeys and attic. Three windows. Two Hipped dormers. Red brick. Stringcourse. Tile roof. Casement windows. Doorway with flat hood on brackets and door of six fielded panels.
- Walkover notes / observations: Both the Old House and Wilkes Head lie at the extreme north west of the conservation area. They have limited views towards the proposed Development Site area (from upper floors only). The C20th Eastergate primary school building complex lies immediately to the south of these buildings.

Church Lane Barnham

I4.13

Church Lane Barnham Conservation Area sits approximately 0.7km from the south eastern corner of the proposed Development Site. The Conservation area consists of an access route (Church Lane) that runs from the south west from its junction with the B223 (Yapton Road). The north east boundary of the conservation area lies approximately 0.5 km from the main

Yapton Road. Hill Lane and Highland Lane form 'cross-roads' at their intersection point with Church Lane.

- 14.14 The conservation area consists of the single service / access road (Church Lane) that runs to a farmyard complex at its south western terminal. The farmyard complex sits adjacent to St Marys Church that in turn sits adjacent and to the south west of Barnham Court.

The Old Vicarage

- (Local interest, not listed)
- Walkover comments / notes. This late c. 19th early C20th brick building lies adjacent to the northern boundary of the conservation area. It is some 30m south east of Church Lane and partially visible from Church Lane being predominantly shielded by a mature hedge row. The view from Church lane entrance extends over an extensive paddock area with elevated area of High Ground Lane on and the proposed Development Site.

Curacao

- List entry No.1276728
- Grade II Listed. Early C19 cottage. Two storeys. Two windows. Faced with flints with dressings, quoins and modillion eaves cornice of red brick. Hipped tiled roof. Casement windows.
- Walkover comments / notes. Set back approximately 30metres to the north east, from Church Lane. Views (distant) to the north and north west towards High Ground Lane limited and restricted by existing residential buildings skirting the opposite flank of Church Lane.

The Street Cottage

- List entry No. 1353826.
- Grade II Listed.
- Early-mid C19 front to an older building. Two storeys. Six windows. Red brick. Modillion eaves cornice. Tiled roof. Casement windows. Modern gabled porch. South wall red brick and flints with wide chimney breast of ditto.
- Walkover notes / observations: Set approximately 10 metres from the east of Church Lane. To the north west and west views are broken by existing mixed period, mixed character houses lining the west / north west of Church Lane. High Ground Lane and associated development and the Barnham Bognor rail line sits between this location and the south east boundary of the proposed Development Site area.

The Lodge of Barnham Court

- List entry No. 1027691
- Grade II Listed. Early C19. Two storeys. Three windows. Faced with flints with red brick dressings and quoins. Hipped tiled roof. Casement windows.
- Walkover notes / observations: NOTE no access available as this structure sits within the private grounds of Barnham Court. This building sits confined within an isolated position central within the grounds / gardens of Barnham Court. The building is not visible from Church Lane. Extensive garden / estate style planting of mature trees screens views to and from this building.

The Parish Church of St Mary's, Church Lane

- List entry No. 1233144

- Grade I Listed. Chancel, nave with weather-boarded bell-turret at west end and south porch. The walls of the nave are Norman with later windows Chancel C13. Flint and brick buttresses on south front. Little restored medieval church.
- Walkover notes / observations: The Church building is typically orientated east west. The periphery of the church site is predominantly surrounded by mixed mature hedges and trees with the east facing façade visible from Church Lane. The northern east west orientated boundary abuts the formal eastern garden area fronting on to Barnham Court. The western boundary of the church again is constrained and abuts the southern garden (swimming pool area) of Barnham Court. The southern church yard area is bounded by a 'private' extension of Church Lane entering and servicing the adjacent, to the south west, farm building complex (See Plan B). The church building is estimated to lie approximately 0.75km from the south eastern boundary of the proposed Development Site. There are no direct or indirect views from or to the church from the Development Site.

Barnham Court, Church Lane

- List entry No. 1233144
- Grade I Listed.
- Unusual mid C17 house in the style of Kew Palace and Broome Park, Kent. Three storeys. Five windows. Red brick. Brick cornice above ground floor. Another heavier one with modillions above first floor. Each window bay on ground and first floors flanked by brick pilasters. Three shaped Dutch gables. Tiled roof. Sash windows with glazing bars. Rusticated brick doorway with triglyph frieze and pediment. C19 additions of lower elevation to south.
- The house is described in 'Barnham Past and Present' edited by Hudson, Hillebrandt and Morrish, 1984 (out of print but available at WSCC Record Office LIB 9074): 'The plan of the present house is an oblong measuring 40ft 6in by 36ft 6in, and the building comprises three storeys above a basement. The house has substantial foundations and the 2ft thick ground floor walls rest on even thicker basement walls. Within the basements are four large, perfectly dry cellars with arches of Tudor form. Above ground the whole structure is imposing and of excellent workmanship. The 'Dutch' gables and the four great chimney stacks each surmounted by three square stalks set diagonally and with shapely heads give a sense of great stability. ...There are good examples of relief work and mouldings. The cantilevered cornices, brick with Roman Doric capitals, brick pilasters and a fine porchway add balance to the whole frontage design...'
- Walkover notes / observations: Due to lack of public access assessment / comments are made only from a walkover and recording of the environs of Barnham Court.
- The main Barnham Court building (and associated buildings) lie within a defined and private curtilage. Formal garden areas (geometric layout) are surrounded by predominantly mature lawns and well established, mature tree planting.
- The north and north western areas of the ground skirting the main building are specifically and notably screened by mature and dense tree planting.
- Extending from the wooded 'screen' planting surrounding the north and north east of Barnham Court are extensive grassland / paddock areas. It is estimated that the distance from the main Barnham Court building to the closest south eastern point of the Proposed Development area is c. 0.5km. At ground level there are no direct or indirect views from or to the Barnham Court building from the south eastern boundary of the proposed Development Site.

Chichester Arundel Canal (14 MWS5754)

- I4.15 A significant feature within the south of the Site is the line of the now derelict Chichester Arundel Canal (14 MWS5754). This east west orientated linear feature is predominantly filled in and only partially visible. The line of the Portsmouth to Arundel canal is afforded special significance within the Arun District Council Local Plan. The route of the canal is for the majority its length along the Development Site boundary and is skirted by a single track mainly un-made track (Canal Lane). Significantly the Barnham Bognor rail line cuts the route of the canal isolating the west and east sections of this linear route.
- I4.16 At present the canal route exist only as a variable largely ephemeral feature recognised predominantly from the historic cartographic record. Some elements of the original structure / forming are present though visible only as localised topographic anomalies
- I4.17 Outside the Proposed Development area and to the south of the Church Lane Barnham Conservation Area Lock / canal infrastructure (Hollingsworth swing bridge) lies to the south (c. 200m) of Barnham Court / outside the southern boundary of the conservation area
- I4.18 A review of the heritage significance of this asset, based on visual assessment would suggest the significance is low to moderate though as included and receiving special mention within the local plan this may be elevated to moderate to possibly high. Its significance is considered as being based on its presence as an historic feature recorded clearly with the cartographic record.
- I4.19 The proposed southerly extension to the A29 strategic route corridor cuts / the line of the canal route At the proposed transect point the canal line exists only as a linear depression.

The Grade II Lidsey House (C17th Grade II (HER ref: MWS 8514)

- I4.20 This is situated c. 75 metres south of the proposed southern spur of the A29 Strategic Road corridor at its junction with the current route of the A29 (Westergate Street). Thimbles Barnham Road, (C17th Grade II (HER ref: DWS 1299) is located to the immediate east of the Site and proximal to the eastern terminal of the proposed east west aligned Primary Road corridor. Local buildings or structures of character
- I4.21 In addition to the review of designated listed heritage assets searches included a review of local buildings or structures of character as listed / detailed in Arun District Council's *Supplementary Planning Document Buildings Or Structures Of Character* (Arun District Council, adopted September 2005').
- I4.22 The criteria for the selection of buildings or structures of character are as follows;
- 1 Buildings of outstanding design, detailing, appearance or special interest because of the use of materials.
 - 2 Buildings which are extremely good examples of traditional or established style, or unusual type.
 - 3 In special cases, buildings or structures which contribute towards the local townscape or have important historical associations.
 - 4 All buildings must be largely intact and not adversely affected by later extensions or alterations.
 - 5 Preferably, although not exclusively, they should make a positive contribution to their surroundings or the street scene.
- I4.23 The following buildings (with categorisation) are present within the study area:

Barnham

- 1-4 Field Cottages Church Lane (2-5)
- Minstrals Barn (2-5)
- The Old School House Yapton Road PH (2-5)
- The Murrell Arms Yapton Road 2-5)

Eastergate Street

- Barnham Road Barnham Railway Station Ticket Office (2-5)
- Building and signal box Barnham Bridge Inn (2-5)
- Elm Grove North
- No's 2,3,4 &5 (2-5)
- Old Rectory Drive
- The Old Rectory (1-5)

Future Baseline

I4.24

The future baseline is anticipated to be the same as that detailed under existing conditions.

I5.0 Potential Effects

During Construction

- I5.1 No effects are anticipated or predicted during the construction period assuming appropriate best practice measures (embedded tertiary measures) are put in place. Further details of such measures are provided in Chapter P of this ES.

During Operation

- I5.2 The assessment has identified the following impacts on the receptors identified:-

Table I5.1 Assessment of Effect During Operation

Asset	Heritage Significance	Magnitude of Effect	Significance of Effect
The Square Eastergate Conservation Area			
The Long House Nyton Road	Local significance; Moderate to Low Heritage significance	Negligible / none	Negligible / none
Argyll House, Nyton Road	Local significance; Moderate to Low Heritage significance	Negligible / none	Negligible / none
Eastergate Memorial	High heritage significance	Negligible / none	Negligible / none
Shelley House and the Elm Tree Stores, Church Lane	High heritage significance	Negligible	Negligible
The White House, Church Lane	High heritage significance	Negligible	Negligible
Old Farm Cottage, Church Lane	High heritage significance	Negligible	Negligible
Flint House, Church Lane	High heritage significance	Negligible	Negligible
Malthouse Cottages, 1-3 Church Lane	High heritage significance	Low / Negligible	Negligible
Merryend	High heritage significance	Low / Negligible	Negligible
The Church Lane Eastergate Conservation Area			
Parish Church of St George, Church Lane, Eastergate	High to Very High heritage significance	Moderate There will be no physical impact on the fabric of the building. Magnitude of effect, specifically relating to views to and from the asset is considered low to possibly moderate.	Moderate Beneficial (not significant) Significance of effect is considered to be low. It is considered that the proposed development, particularly as regards increasing public access / availability of access to appreciate views towards the asset from the south may be considered to have a

Asset	Heritage Significance	Magnitude of Effect	Significance of Effect
			moderately beneficial effect.
17 th Century barn and cart shed, Manor Farm, Church Lane, Eastergate	High heritage significance	Negligible	Negligible
Granary / outbuilding at Manor Farm to the north west of the farmhouse, Church Lane, Eastergate	High heritage significance	Negligible	Negligible
Eastergate House, Church Lane, Eastergate	High heritage significance	Negligible	Negligible
The Old House, Church Lane			
The Wilkes Head Inn	High heritage significance	Negligible	Negligible
Church Lane Barnham			
The Old Vicarage	Local significance; moderate to low heritage significance	Negligible / none	Negligible / none
Curacao	Local significance; moderate to low heritage significance	Negligible / none	Negligible / none
The Street Cottage	Local significance; moderate to low heritage significance	Negligible / none	Negligible / none
The Lodge of Barnham Court	Moderate to (possibly) high heritage significance	Negligible / none	Negligible / none
The Parish Church of St Marys, Church Lane	High heritage significance	Minor adverse (not significant)	Negligible / none
Barnham Court, Church Lane	High heritage significance	Minor adverse	Negligible / none
Chichester Arundel Canal	Low to moderate heritage significance [see note]	Minor / moderate adverse (not significant)	Minor / moderate (not significant)
The Grade II Lidsey House / The Thimbles	High heritage significance	Moderate / Minor adverse (not significant)	Minor (not significant)
Local buildings or structures of character	Low to (possibly) moderate heritage significance	Minor adverse (not significant)	Minor (not significant)

Note: A review of the heritage significance of the Chichester Arundel Canal, based on visual assessment would suggest the significance is low to moderate though as included and receiving special mention within the local plan this may be elevated to moderate to possibly high. Its significance is considered as being based on its presence as an historic feature recorded clearly with the cartographic record. The proposed southerly extension to the A29 strategic route corridor cuts / the line of the canal route (See Figure 1 in the DBA, Appendix I1 to this ES). At the proposed transect point the canal line exists only as a linear depression.

I6.0 Mitigation and Monitoring

During Construction

- I6.1 No effects are anticipated and therefore no mitigation is required. However, and as described in Chapter O of this ES, measures will be put in place to appropriately route construction traffic. These measures will ensure that traffic does not utilise routes via the Church Lane Barnham or Church Lane Eastergate Conservation Areas.

During Operation

- I6.2 Detailed design will be brought forward through reserved matters submissions in accordance with the parameters considered as part of this EIA. The use of appropriate materials and compliance with design and landscaping parameters will be utilised to reduce impacts on built heritage where these arise as far as is possible.

17.0 Residual Effects

During Construction

17.1 No residual effects are anticipated.

During Operation

17.2 No residual effects are anticipated with mitigation measures in place.

18.0 Summary & Conclusions

- 18.1 The most significant built heritage assets are contained within three 'Conservation Areas' all of which lie outside the proposed Site boundary though at potential risk of effect from the Proposed Development.
- 18.2 The Grade II* listed parish church of St George at Eastergate is situated close to the north western boundary of the Site. Some modification to the setting of this asset is anticipated though it is considered the most significant and valued views to and from the asset will be mitigated by the maintenance of extensive views to the south by the landscaping strategy detailed within the application with extensive views to and from the area, particularly from and to the south being largely preserved with public access of views towards, particularly St George's' Church, being improved. The character of the asset as a centre or focus point for the Church lane Conservation Area will be maintained.
- 18.3 The Grade II listed granary/outbuilding, barn and cart shed at Manor Farm, Eastergate and the Manor Farmhouse itself are similarly located in close proximity to the north west of the Site. All of these buildings are situated within a farmstead complex and will be screened off from potential development on the Site, so the potential impact on the setting of these respective buildings will be low. Similar considerations may apply to the setting of the Grade II listed Old House, Church Lane, which will also be screened from potential development on the Site, so the potential impact on the setting of this building will also be low. The same consideration would also apply to the setting of the Grade II listed Thatched Cottage, Barnham Road. This building is situated well away from the Site, so there will be no impact from the Proposed Development here on the setting of this building.
- 18.4 Both the Square Eastergate and Church Lane Barnham Conservation Areas lie at some significant distance from the Site boundary and it is considered that there will be nil impact to the fabric of any designated and non-designated built assets within these Conservation Areas. There will be no significant impact on the settings of any built heritage assets within these two Conservation Areas.
- 18.5 No significant residual effects are anticipated during the construction or operational periods in respect of the historic built environment.

19.0

Abbreviations & Definitions

Abbreviations

- 1 DAS: Development Archaeology Service Ltd.
- 2 DBA: Desk Based Assessment
- 3 ADC: Arun District Council
- 4 bgl. Below Ground Level.
- 5 WSI: Written Scheme of Investigation
- 6 LPA: Local Planning Authority
- 7 PA - Palaeolithic
- 8 NE - Neolithic
- 9 ME - Mesolithic
- 10 BA - Bronze Age
- 11 IA - Iron Age
- 12 RO - Roman
- 13 EM - Anglo-Saxon
- 14 MD - Medieval
- 15 PM - Post-medieval
- 16 MO - Modern
- 17 Un – Uncertain

Definitions

The time periods referenced in the text are as follows:

- 1 Prehistoric
- 2 Palaeolithic: 500,000 - 10,000 BC
- 3 Mesolithic: 10,000 – 4,000 BC
- 4 Neolithic: 4,000 – 2,500 BC
- 5 Bronze Age: 2,500 - 800 BC
- 6 Iron Age: 800 BC – AD 43
- 7 Roman: 43 – 410
- 8 Early Medieval and Saxon: 410 - 1066
- 9 Medieval: 1066 – 1540
- 10 Post Medieval: 1540 - 1901
- 11 Modern: 1901 – present

I10.0**References**

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- 3 Composite extracts from the Second Edition six inch to one-mile scale Ordnance Survey (O.S.) maps of 1899, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW.
- 4 Composite extracts from the Third Second Edition six inch to one-mile scale Ordnance Survey (O.S.) maps of 1913-1914, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW.
- 5 Composite extracts from the Provisional Edition six inch to one-mile scale Ordnance Survey (O.S.) maps of 1937-1950, map sheet nos. Sussex 62NW, 62NE, 62SE & 62SW.
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- 20 Cifa (2019) Code of Conduct, Reading: Chartered Institute for Archaeologists
- 21 Cifa (2020) Standard and Guidance for Historic Environment Desk-Based Assessment, Reading: Chartered Institute for Archaeologists
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