

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>

Sent: 26 July 2021 17:46

To: Raymond Cole <Raymond.Cole@arun.gov.uk>

Subject: F/4/20/OUT

F/4/20/OUT

I have reviewed the desk-based heritage assessment prepared as part of the application and the response from Historic England. My assessment does not consider those elements which directly relate to archaeology. I agree with some elements of the Historic England Response, such as the potential impact of the proposal upon the runway and the need for a more thorough settings assessment. The information provided regarding the designated heritage assets is limited, and there could have been more detail provided, such as an assessment of the settings of the listed buildings, as well as describing their significance. For instance, the NPPF states: 'In determining applications, local planning authorities should require an applicant to *describe the significance* of any heritage assets affected, *including any contribution made by their setting*.'

Like Historic England, I welcome the Masterplan's incorporation of the former route of the Portsmouth to Arundel canal into the open space of the northern area of the proposed development site. This presents opportunities to provide interpretation to commemorate its place

in the landscape and increase public knowledge of its role in the evolution of the site. It also offers the opportunity for an improved 'greenway' which could be linked to other strategic allocations within the western part of the district. This approach should be developed as part of future applications.

Para 206 of the NPPF (2021) is clear that local authorities should look for opportunities for new development within the settings of heritage assets to enhance or better reveal their significance. Proposals that preserve the elements of setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. Care must be taken during detailed design to ensure that the course of the canal is carefully incorporated so as to be identifiable. At present, the indicative layout indicates that the course of the canal would appear as part of an access road to service dwellings. The route of the canal should appear throughout the entire the development. The proposal shows the canal feature only appearing within the area adjoining the residential development.

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets. ADC have identified a local list which incorporates buildings, structures and areas. The ADC Local List identifies a number of locally listed buildings or structures in close proximity to the site. However, it would appear that the assessment has not considered these assets.

Martyn White
Principal Conservation Officer,
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Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

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