

Heritage Statement

Replacement AHU

Haven Church Farm Holiday Park

Church Ln,

Pagham,

Bognor Regis

PO21 4NR

Planning Ref: P/82/22/PL



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1.0 Introduction

1.1 This statement has been prepared by NBDA architects to support a planning application for the replacement of an existing AHU unit which is located on both the roof and floor within the back of house area of the main facilities building at Haven Church Farm. Application reference: P/82/22/PL.

1.2 The document undertakes an assessment of the proposals in relation to the relevant statutory duties, including the Planning (Listed Buildings and Conservation Areas) Act (1990), the National Planning Policy Framework (NPPF) and relevant local planning policies. This assessment has been prepared to address the requirement as held within the National Planning Policy Framework (NPPF), which outlines that: '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.' (Para 189)

1.3 In addition, this Assessment considers the planning policy and guidance framework under which the application should be considered, it goes on to identify the heritage assets with the potential to be affected by the proposals and their heritage significance and finally considers the potential effects of the proposals upon this identified significance.

2.0 Context of the Site

Area Background

2.1 The building in question is located within the Haven Church Farm Holiday Park. The site was previously a farm and is made up of many different buildings constructed at different times and therefore possessing various architectural styles.

The site itself sits at the heart of Pagham, a small town located South West of Bognor Regis and named after its adjoining shingle beach. A large amount of the wider holiday park also borders the Pagham Lagoon which sits beside the Broad Rife, a large area of wetland dedicated to nature.

2.2 There are two structures identified by Historic England on the park.



The first one being the Church Farm Club (IOE01/15764/14) located on Church Lane and forms part of the cluster of buildings around the devevelopment area in question. This building is currently grade 2 listed.



The Church Farm Club Description

Two storeys. Five windows. Red brick, with diaper pattern of grey headers in west wall. Tiled roof. Glazing bars intact on first floor only. Modern windows below. Modern ground floor supermarket addition in front of each half of south front.

The second structure identified by Historic England is Becketts Barn and the adjoining earthworks (IOE01/06933/14). This area is located in the heart of the holiday park and covers various items in the area shown above. The area is a Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here and is now grade 2 listed.



3.0 Identification of Heritage Assets

3.1 The NPPF supplies a definition of 'heritage asset' within its Glossary as: 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).'

Designated Heritage Assets Listed Buildings

3.2 The National Heritage List for England was accessed on 18th May 2022 to identify which heritage assets had the potential to be affected by the proposals.

3.3 This confirmed that the Church Farm Club is a grade II listed building having been added 20-Sep-1984, the statutory entry for identification purposes only is included below;

C18. Two storeys. Five windows. Red brick, with diaper pattern of grey headers in west wall. Tiled roof. Glazing bars intact on first floor only. Modern windows below. Modern ground floor supermarket addition in front of each half of south front.

Listing NGR: SZ8859997528

This also confirmed that the Becketts Barn is a grade II listed site having been added 05-Jun-1958, the statutory entry for identification purposes only is included below;

Medieval barn presumably once associated with the palace of the Archbishops of Canterbury that was once situated here. Bognor stone rubble. Tiled roof. Gable at west end.

Listing NGR: SZ8838897524

Conservation Areas

3.4 The site does not form part of a conservation area and which has been confirmed by a visit to Arun.Gov on 19.05.22.

Archaeological Potential

3.5 The proposal involves very minimal building work as no building is being erected, therefore there is no risk to any archaeology in the area not yet discovered.

Scheduled Ancient Monuments

3.7 Becketts Barn as outline above is categorised as a scheduled monument by Historic England. The proposed works are 136m from the boundary of this area and therefore poses no threat.

4.0 Relevant Planning Policies and Guidance

The Planning (Listed Buildings and Conservation Areas) Act 1990

4.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 provides the overarching statutory framework, it notes within Section 66(1);

‘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.’

National Planning Policy Framework 2019

4.2 National Planning Policies The National Planning Policy for England is contained within the National Planning Policy Framework (NPPF) which was introduced in 2012. The Historic Environment is covered within Chapter 12 of the NPPF, specifically paragraphs 126 to 141.

Local Planning Policies

4.3 North Devon and Torridge Local Plan sets out the policies that will encourage and facilitate sustainable development and growth within northern Devon during the period to 2031. The Local Plan will set out how this vision will be delivered through a strategy of supporting, distributing and delivering sustainable development and growth.

The character and appearance of Boutport Street is protected under Policy ST15: Conserving Heritage Assets. Great weight will be given to the desirability of preserving and enhancing northern Devon's historic environment by:

- (a) conserving the historic dimension of the landscape;
- (b) conserving cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
- (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and
- (d) increasing opportunities for access, education and appreciation of all aspects of northern Devon's historic environment, for all sections of the community.

5.0 Assessment of Heritage Significance and Setting

Description of Character and Appearance

5.1 The nearest heritage structure which is the Church farm Club is made of Red brick, with diaper pattern of grey headers in west wall. Tiled roof. Glazing bars intact on first floor only and Modern windows below. This structure will not be affected by the proposal.

Development of the site in relation to its surroundings

5.2 The existing main facility area has a large amount of plant equipment located on and around each building. The proposal which is for the replacement of existing plant equipment will have no negative on the surrounding context.

6.0 Proposal

6.1 The main facilities area has been developed numerous times over many years since the area turned into a Haven Holiday Park. The existing AHU which was installed during the initial works to serve the building has become fault and no longer works as it should. The proposal for a new replacement system will improve the energy performance of the system and is critical to allow the park to continue operating. The design of the AHU and its positioning has been done so to avoid having any negative effect on the aesthetics of the surrounding context. Details of the appearance of the AHU unit has been included within the original planning application.

Significance of the heritage assest affected

6.2 The proposal has no affect on the nearby heritage assets given its design, placement, and size.

7.0 Conclusion

7.1 To conclude, the proposal has no impact on the local heritage and is critical for the park to continue operating. The design, location and size of the unit has been selected to ensure the AHU has no negative impact on the overall aesthetics of the area which is something Haven take very seriously given the nature of the business.