

4.0 ASSESSMENT OF SIGNIFICANCE

4.1 ASSESSMENT OF SITE

The Site is located to the southeast of the village of Fontwell in West Sussex and immediately east of Wandleys Lane. It is also located close to the village centre and close to the junction between Wandleys Lane, West Walberton Lane, and Arundel Road. It is bounded by residential development to the east, north, and southwest, and by a field and an ancient wooded area to the south. The Site comprises of open grassland and is currently used for pasture. Its entrance is located to the west on Wandleys Lane and at this location stands a few non-descript and derelict sheds of no value.

There are no designated or non-designated heritage assets within the Site boundary. Moreover, the Site is not located within a conservation area.

In the vicinity there are three listed buildings (refer to Figure 15). These are: the Grade II listed Goodacres; the Grade II listed South Gateway and

Lodge of Slindon Park; and the Grade II listed The Hermitage. These are assessed further in the next section.

There are no conservation areas near the Site. The nearest conservation areas, the Walberton Village and Walberton Green Conservation Area and the Slindon Conservation Area, lie over a kilometre away from the Site. An on-site assessment established that these conservation areas are too far away to be affected by development within the Site. Hence, they will not be considered further within this assessment.

There are no building or structures of character located near the Site.



Figure 15: Aerial view showing the Site outlined in red and listed buildings circled in yellow (Source: Bing Maps)

4.1 ASSESSMENT OF SITE



Figure 16: The Site's entrance gate on Wandieys Lane



Figure 17: The group of non-descript and derelict buildings located near the Site's entrance gate.



Figure 18: Some of the dwellings that bound the Site to the north.



Figure 19: Panoramic view of the Site from its western extent.

4.2 ASSESSMENT OF HERITAGE ASSETS

There are no designated or non-designated heritage assets within the Site. However, the use of Historic England's Historic Environment Good Practice Advice in Planning: Note 3: The Setting of Heritage Assets (Historic England, 2015), a desk based assessment, and a site walkover, has enabled the identification of three heritage assets whose setting may be affected by the proposals. These heritage assets are the following:

- **Goodacres (Grade II Listed)**
- **South Gateway and Lodge of Slindon Park (Grade II Listed)**
- **The Hermitage (Grade II Listed)**

The assessment of these heritage assets, including consideration of their setting, is included hereafter.

Goodacres (Grade II Listed)

Description

Goodacres was Grade II listed on 4th December 1980 (refer to listing description in Appendix A). It is an early nineteenth century house, comprising two-storeys with slate roof, situated on the north side of Arundel Road.

Setting

The immediate setting of Goodacres relates to its existing domestic curtilage and its position along Arundel Road, which formed the main arterial route through the hamlet of Fontwell that developed from the mid-seventeenth century onwards.

Historically, the heritage asset's extended setting would have comprised of the sparsely-built hamlet settlement of Fontwell and surrounding farmland, areas of common, woodland, and parkland. However, nowadays, the extended setting consists of low-lying 20th century residential development which makes up the village of Fontwell.

Significance

The significance of Goodacres lies primarily in its historical value as one of the oldest buildings in Fontwell. It also lies in its vernacular character which gives it architectural value. Its immediate setting contributes to its significance. However, its extended setting contributes much less. The Site is not considered to contribute to the significance of the heritage asset due to the lack of inter-visibility and historical connection between them.

South Gateway and Lodge of Slindon Park (Grade II Listed)

Description

South Gateway and Lodge of Slindon Park was Grade II listed on 20th September 1984 (refer to listing description in Appendix A). It is an early



Figure 20: The Grade II listed Goodacres

nineteenth century flint and stone gateway and lodge with carriage archway, crenellations, and octagonal buttresses or turrets, situated on the north side of the A27.

Setting

The immediate setting of the South Gateway and Lodge of Slindon Park relates to the parkland that it served and its access function from the adjacent road to the south.

Historically, the heritage asset's extended setting would have also comprised of the sparsely-built hamlet settlement of Fontwell and surrounding farmland, areas of common, woodland, and parkland. However, nowadays, the extended setting to the south consists of low-lying 20th century residential development which makes up the village of Fontwell and the much-widened A27.

Significance

The significance of the South Gateway and Lodge of Slindon Park lies primarily in its historical value as one of the earliest buildings in Fontwell and its historical connection with Slindon Park. It also lies in its architectural details which give it architectural value. Its immediate setting contributes to its significance. However, its extended setting to the south contributes much less. The Site is not considered to contribute to the significance of the listed building due to the considerable distance and the complete lack of inter-visibility and historical connection between them.

The Hermitage (Grade II Listed)

Description

The Hermitage was listed on the 20th September 1984 (refer to listing description in Appendix A). It is an early nineteenth century house, comprising two-storeys with slate roof, situated on the north side of Arundel Road.

Setting

The immediate setting of the Hermitage relates to its existing domestic curtilage and its position along Arundel Road, which formed the main arterial route through the hamlet of Fontwell that developed from the mid-seventeenth century onwards.

Historically, the heritage asset's extended setting would have also comprised of the sparsely-built hamlet settlement of Fontwell and surrounding farmland, areas of common, woodland, and parkland. However, nowadays, the extended setting consists of low-lying 20th century residential development which makes up the village of Fontwell and the Fontwell Park racecourse.

Significance

The significance of The Hermitage lies primarily in its historical value as one of the earliest dwellings in Fontwell. It also lies in its vernacular character which gives it architectural value. Its immediate setting contributes to its significance. However, its extended setting contributes much less. The Site is not considered to contribute to the significance of the heritage asset due to the considerable distance and the complete lack of inter-visibility and historical connection between them.

5.0 DEVELOPMENT PROPOSALS & ASSESSMENT OF IMPACT

The assessment of impact has been undertaken in conjunction with the assessment criteria set out in Historic England's The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning 3 and paragraphs 133 and 134 of the NPPF.

Step 1: Identification of heritage assets which are likely to be affected by proposals (i.e. which settings of heritage assets does the development site form part).

The proposed development consists of a residential development of up to 157 residential dwellings. Whilst no heritage asset will be affected directly by this proposal, the previous chapter has identified and described three heritage assets whose setting might be affected. These are: Goodacres (Grade II listed); the South Gateway and Lodge of Slindon Park (Grade II listed); and The Hermitage (Grade II Listed).

Step 2: Assessment of whether and what contribution the setting makes to the significance of heritage asset.

Goodacres (Grade II Listed)

The significance of Goodacres and the contribution that its setting makes to this significance has been described in detail in the previous chapter. As mentioned, the significance of this listed building lies mainly in its historical value as one of the oldest dwellings in the village of Fontwell and in its vernacular character. Its immediate setting, which consists of its existing domestic curtilage and its position along Arundel Road, contributes to its significance. However, the Site is considered to make no contribution to its significance. This is because of the complete lack of inter-visibility and historical connection between the Site and the heritage asset.

The South Gateway and Lodge of Slindon Park (Grade II Listed)

The significance of the South Gateway and Lodge of Slindon Park and the contribution that its setting makes to this significance has been described in detail in the previous chapter. As mentioned, the significance of this listed building lies mainly in its historical value as one of the earliest buildings in Fontwell, its historical connection with Slindon Park, and its architectural details. Its immediate setting, which consists of the parkland to the north and its location along the road, contributes to its significance. However, the Site is considered to make no contribution to its significance. This is because of the considerable distance and the complete lack of inter-visibility and historical connection between the Site and the heritage asset.

The Hermitage (Grade II Listed)

The significance of The Hermitage and the contribution that its setting makes to this significance has been described in detail in the previous chapter. As mentioned, the significance of this listed building lies mainly in

its historical value as one of the earliest dwellings in Fontwell and its vernacular character. Its immediate setting, which consists of its existing domestic curtilage and its position along Arundel Road, contributes to its significance. However, the Site is considered to make no contribution to its significance. This is because of the considerable distance and the complete lack of inter-visibility and historical connection between the Site and the heritage asset.

Step 3: Assessing the effects of proposed development on the significance of a heritage asset.

Goodacres (Grade II Listed)

The Site is considered to make no contribution to the significance of Goodacres. Therefore, the proposed development, as long as it is kept low-lying and consistent with existing development at Fontwell, should cause no effect on the heritage asset's significance.

The South Gateway and Lodge of Slindon Park (Grade II Listed)

The Site is considered to make no contribution to the significance of The South Gateway and Lodge of Slindon Park. Therefore, the proposed development, as long as it is kept consistent with existing development at Fontwell, should cause no effect on the heritage asset's significance.

The Hermitage (Grade II Listed)

The Site is considered to make no contribution to the significance of The Hermitage. Therefore, the proposed development, as long as it is kept consistent with existing development at Fontwell, should cause no effect on the heritage asset's significance.

Step 4: Maximising enhancement and reduction of harm on the setting of heritage assets.

As the proposed development is consistent with the existing development at Fontwell, it should not cause harm to the significance of the three aforementioned listed buildings. This is because the Site is not considered to contribute to their significance. As such, no mitigation measures are thought to be needed.

Step 5: The acceptability of proposals.

As the Site is not considered to contribute to any of the heritage assets' significance, the proposed development is considered to cause no harm to the significance of any of the heritage assets identified in this report.

As the proposed development is consistent with the existing development at Fontwell, it should be considered to be in accordance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the policies of the NPPF, and local policy.

6.0 CONCLUSIONS

This Built Heritage Assessment considers the effects on built heritage that may be potentially caused by a proposed residential scheme on land east of Wandley's Lane, Wandley's Lane, Fontwell, West Sussex.

No designated or non-designated built heritage assets lie within the Site, but a desk-based research and on-site assessment have identified three heritage assets whose setting may be affected. These are: Goodacres (Grade II listed); the South Gateway and Lodge of Slindon Park (Grade II listed); and The Hermitage (Grade II Listed).

This assessment assessed their significance, including consideration of their setting. It has been demonstrated that the Site does not contribute to the significance of the three heritage assets. Thus, it is considered that the proposed development, as long as it is kept consistent with the existing development at Fontwell, will cause no harm to the significance of the three heritage assets.

Hence, the proposals are in accordance with the requirements of Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, with the policies of the NPPF, and local policy. Hence, Arun District Council is invited to consider the development proposals favourably.

7.0 BIBLIOGRAPHY

Howell I. & Surrell I., 1994. *'Fontwell' in The Parish of Walberton: Containing the Villages of Walberton, Binsted and Fontwell*. Walberton Parish Council.

VCH, 1997. *A History of the County of Sussex: Volume 5, Part 1: Walberton and Eastergate*

APPENDICES

APPENDIX A: STATUTORY LIST DESCRIPTIONS

Goodacres (Grade II listed)

Listing Description

Early C19. Two storeys. Three windows. Stuccoed. Slate roof. Glazing bars intact. Doorway with flat hood over supported on narrow wooden uprights. The house is empty and neglected.

South Gateway and Lodge of Slindon Park (Grade II Listed)

Listing Description

Early C19. Flints and stone. Pointed stone carriage archway with crenellation over, flanked by octagonal stone buttresses or turrets. On each side of these are flint walls with stone crenellation over containing pointed stone pedestrian archways flanked by lower stone buttresses or turrets. Beyond these are lower flint walls with stone crenellation. That on the south west side contains one pointed window to the lodge which is concealed behind the wall except for its steep hipped slate roof. Beyond again are short curved flint walls.

The Hermitage (Grade II Listed)

Listing Description

Early C19. Two storeys. Two windows. Faced with Roman cement. Slate roof. Glazing bars intact. Later gabled porch. To the east is a contemporary section of lower elevation, one storey and one window. This is an obtusely-pointed window with Gothic glazing. The east front of this section has two such windows and is faced with flints.

