

Heritage Report

Outline application with access for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees & Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space & a new Village Hall.

The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South.

This application may affect the setting of Grade II Listed Buildings & is a Departure from the Development Plan.

Land Adjacent To Little Meadow, Bilsham Road, Yapton

September 2020

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1.0 Generally

- 1.1 This Heritage Report forms part of an Outline Planning Application to Arun District Council at Land Adjacent to Little Meadow, Billsham Road, Yapton.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture And Design Ltd.
- 1.3 National Planning Policy Framework (NPPF) The National Planning Policy Framework (Ministry of Housing, Communities and Local Government, February 2019) Section 189 states 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. 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**. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

- 1.4 There are no Listed buildings within the application site.
- 1.5 The application site is not within a Conservation Area, nor any other Designated Areas.
- 1.6 There is one Listed building within 200m of the application site.

2.0 Drawing Schedule

- 2.1 Reference should be made to the planning submission drawings for details of the proposals, re:

18064 -	101	Location Plan
	102	Existing Site Plan/Analysis
	110	Proposed Site Plan

3.0 Definitions

- 3.1 The following definitions are used in this document (National Planning Policy Framework 2019):

Historic Environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Heritage asset: 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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Conservation: The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4.0 Proposed Works

- 4.1 The proposal is for 81 No. new dwellings including 18 self-build plots (but retaining Oak Trees & Little Meadow dwellings), 3 No. new light industrial buildings as part of an enlarged employment site, Public Open Space & a new Village Hall. The existing junction of Grevatts Lane West & Bilsham Road will be closed & Grevatts Lane West diverted to a new access point to the South.

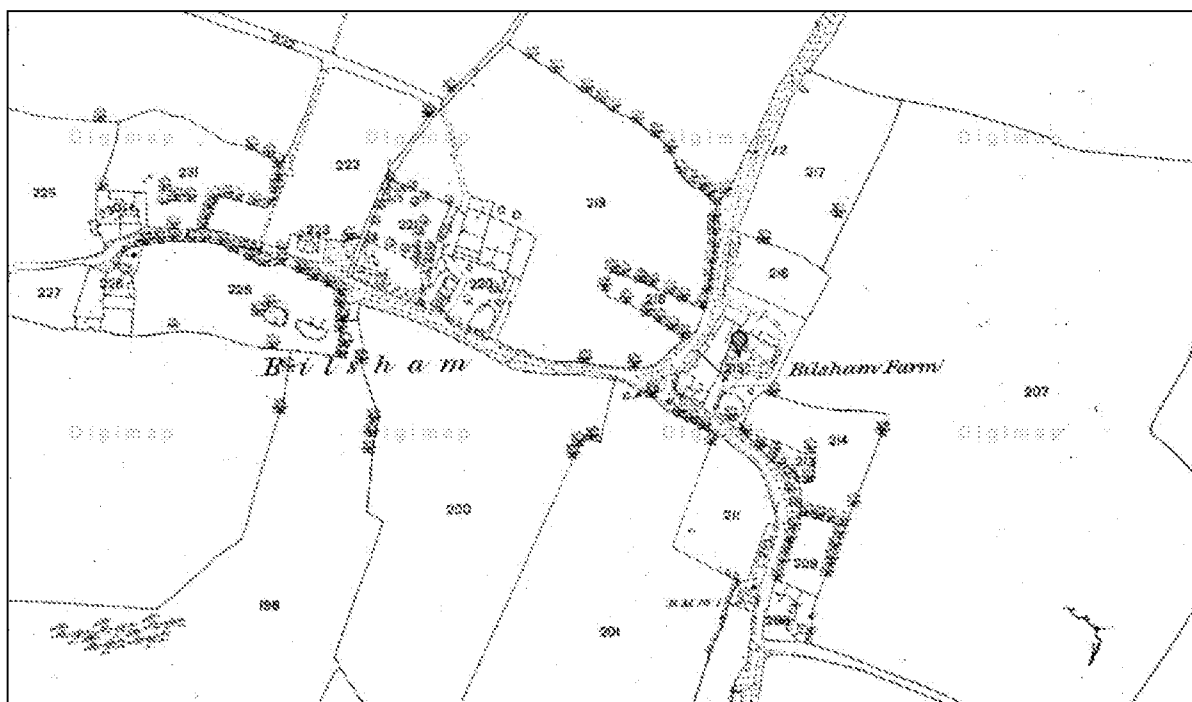
5.0 Current State of Repair

- 5.1 The site is not vacant and is in a good state of repair.

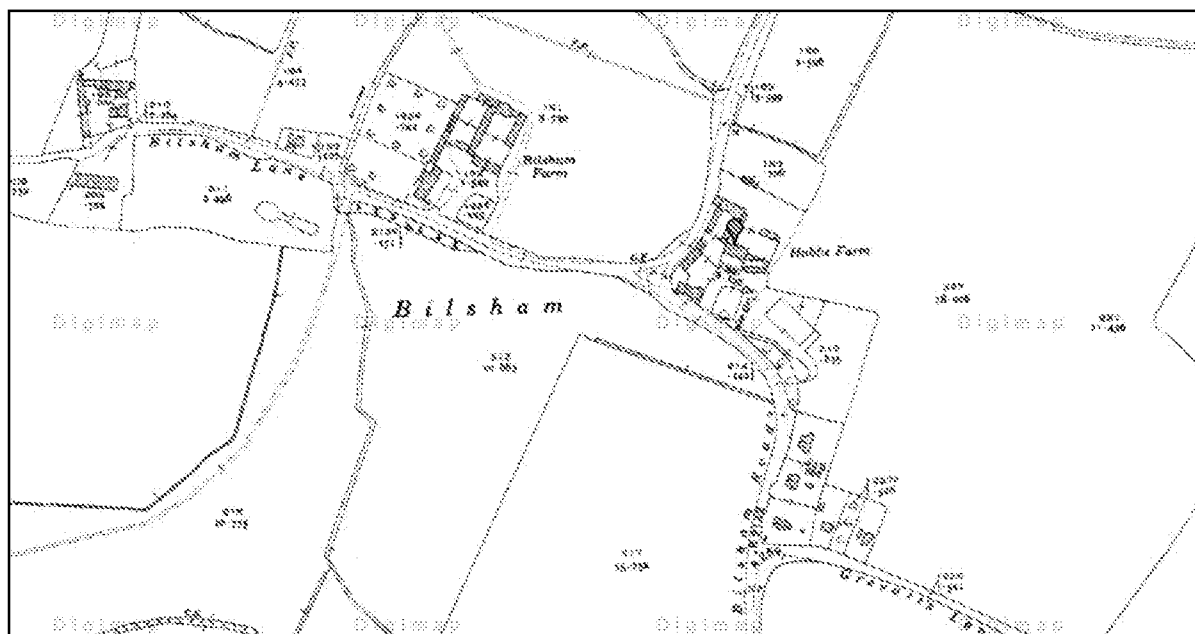
6.0 Historic Context & Development

- 6.1 The development of the Listed building (Hobbs Farmhouse ref 1274594) adjacent to the application site is as follows:

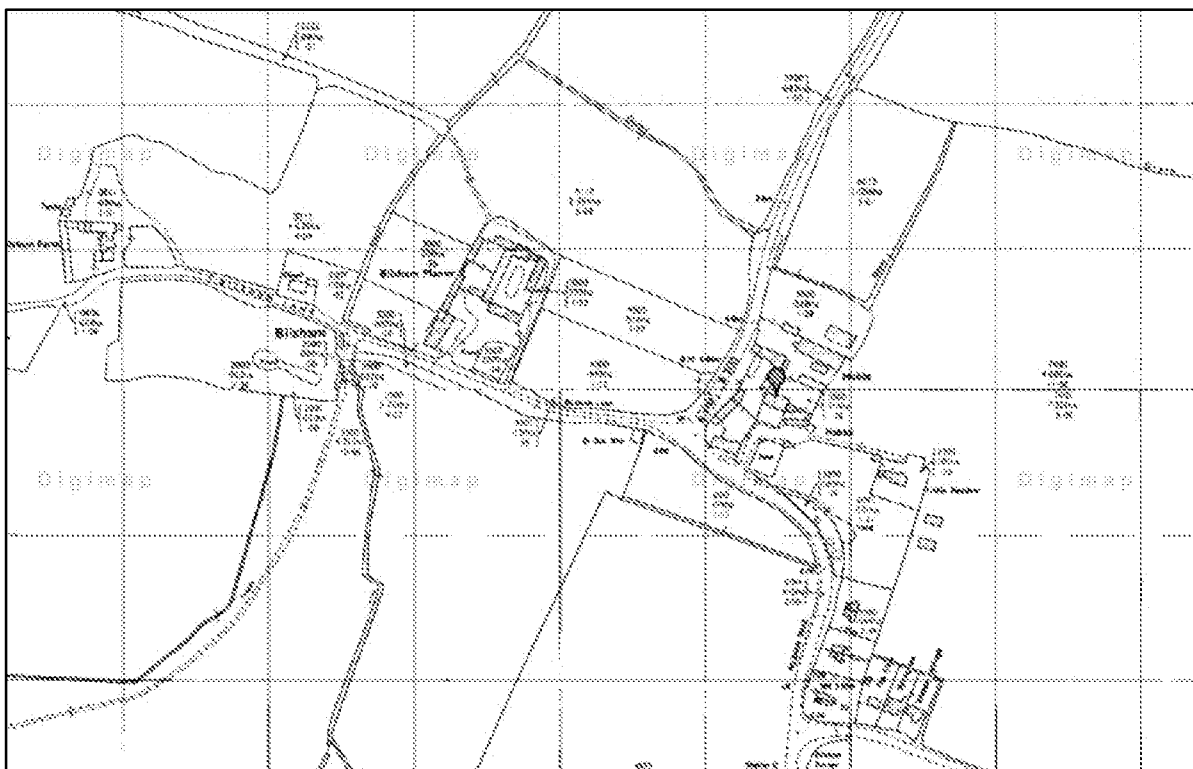
1860: The farmhouse was part of the wider Bilsham Farm. See 1860s Map below:



1930: Development had begun within the curtilage of the farmhouse. See 1930s Map below:



1970: The Little Meadow dwelling has been constructed, and the north west corner of the application site is very much as it can be seen today, with the pond and grassed area.



7.0 Significance

7.1 The analysis of the significance of the building/site is done using the criteria set by Historic England:

Architectural Interest: *To be of special architectural interest a building must be of importance in its architectural design, decoration or craftsmanship; special interest may also apply to nationally important examples of particular building types and techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms;*

There is often an overlap between architectural and artistic interest. However, when making decisions about conservation it can be useful to draw a distinction between design created through detailed instructions (such as architectural drawings) and the direct creation of a work of art by a designer who is also in significant part the craftsman (such as a sculptor).

Artistic Interest: *Artistic interest is derived from the use of human imagination and skill to convey meaning through all forms of creative expression. This might include the use, representation or influence of historic places or buildings in artworks (contributing to their significance through their association with art), as well as the meaning, skill and emotional*

impact of works of art within our environment that are either part of heritage assets or assets in their own right.

Historical Interest: *To be of special historic interest a building must illustrate important aspects of the nation's social, economic, cultural, or military history and/or have close historical associations with nationally important people. There should normally be some quality of interest in the physical fabric of the building itself to justify the statutory protection afforded by listing.*

Archaeological Interest: *This is sometimes called evidential or research value. There will be archaeological interest in a heritage asset if it holds, or potentially may hold, evidence of past human activity that could be revealed through investigation at some point. Archaeological interest in this context includes above-ground structures as well as earthworks and buried or submerged remains more commonly associated with the study of archaeology. Heritage assets with archaeological interest may be the only source of evidence for human activities in the distant past. Equally, they may contain evidence that complements or contradicts the evidence of written records or verbal accounts in more recent times.*

- 7.2 Hobbs Farmhouse is Grade II Listed under Legacy Data. This means the Listing pre-dates 2011, and therefore Historic England hold very little information held on why the building is Listed.
- 7.3 It is likely that if this were to be reviewed, Hobbs Farmhouse would be Listed under Architectural Interest.

8.0 Impact

- 8.1 Historic England (2014) categorise 'impact' at three different levels:

The main section examines three different types of heritage impacts:

- **Individual impacts** *such as pleasure and fulfilment, meaning and identity, challenge and learning and the relationships between heritage participation and health and wellbeing.*
- **Community impacts** *including social capital, community cohesion and citizenship.*
- **Economic impacts** *such as job creation and tourism.*

Historic England (2014) continue to state that '*to some degree, people have no choice about participating in the historic environment; most people experience it every day of their lives in buildings, streets and public spaces.*'

- 8.2 Any proposed development is over 165m away from Hobbs Farmhouse, is not within the curtilage and cannot be seen to/from the Listed building. The setting of the Listed Building (Little Meadow and the open green space) is proposed to be retained.

- 8.5 Given the above, it is deemed that there is no adverse impact on the heritage asset.

9.0 Conservation Principles

- 9.1 99.3% of England's population live within 1 mile of a designated asset, with a total of 407,289 heritage assets in total (Historic England 2014/2015 statistics). For this reason, the following principles are used throughout this document:
- 9.2 The historic environment is of value to us all and it reflects the knowledge, beliefs and traditions of diverse communities over time. For this reason, the proposals aim to shape and sustain heritage assets in ways that allow people to use, enjoy and benefit from them, without compromising the ability of future generations to do the same.
- 9.3 To understand and articulate what is significant about the heritage asset to inform decisions about its future.
- 9.4 To understand the physical fabric of the heritage asset to be able to identify the full significance. (N.B. proposed information board as 3.26 above).
- 9.5 Manage change to the heritage asset and its setting in a way that will best sustain the asset's significance, whilst taking the opportunities to better reveal and enhance the significance for present and future generations.