

BUILT HERITAGE STATEMENT

LAND WEST OF PARK FARM, SELSEY, WEST SUSSEX

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REPORT

Quality Management

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Prepared by:

RPS

**Victoria Brocksopp BA (Hons) MA
Director**

20 Farringdon Street
London,
EC4A 4AB

Prepared for:

Landlink Estates Ltd

Ham Farm,
Main Road,
Bosham,
West Sussex
PO18 8EH

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1 INTRODUCTION

- 1.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Landlink Estates Ltd with regard to Land West of Park Farm, Selsey, West Sussex, henceforth referred to within this report as the 'Site' (Figure 1). The report assesses any effects of the proposed development on the historic built environment.
- 1.2 The Site is located to the north east of the town of Selsey, on land to the west of Chichester Road (B2145). It is comprised of two field parcels; the southern parcel is known as 'Wakelies' (4.2ha) and the northern field parcel is known as Palmers (7.4ha). The sites were collectively submitted in the Chichester District Council (CDC) 2020 Housing and Economic Land Availability Assessment (HELAA) and known as site HSY0010b. These are the principal sites that CDC agree are suitable for inclusion in the local plan review as a strategic development site. The Council estimate the capacity of both parcels is 264 dwellings. The 2021 HELAA has identified the sites as developable.
- 1.3 Proposals for the Site comprise a residential scheme for c.275 units.
- 1.4 The Site contains no built heritage assets, nor is it located within a conservation area. There are two listed buildings located within 500m of the Site. A map of heritage assets within the study area is provided at Figure 2.
- 1.5 Paragraph 194 of the National Planning Policy Framework (NPPF), requires that the significance of any heritage assets affected by an application is described, including any contribution made by their setting, as the basis from which to understand the potential impact of the proposal on their significance. This Built Heritage Statement presents a summary of the relevant legislative framework and planning policy at national and local levels, with special regard to policies and guidance relating to development within the setting of built heritage assets. It provides an overview of the history of the Site and assesses the significance of nearby heritage assets, including any contribution made by the Site to their setting and significance. It furthermore provides a high level description of the proposed development, accompanied by an assessment of impact with regards to built heritage assets.
- 1.6 The findings of this report are based on the known conditions at the time of writing and all findings and conclusions are time limited to no more than 3 years from the date of this report. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The statutory requirements and national and local policy provide a clear framework for the consideration of development proposals that affect the historic built environment. The Planning (Listed Buildings and Conservation Areas) Act 1990, provides the overarching statutory requirements in the determination and assessment of development proposals in the historic environment. The National Planning Policy Framework (NPPF) sets out the Government's policies and requirements at a national level and the Planning Practice Guidance reflects the Secretary of State's views on the way policy should be applied. It is acknowledged that matters of legal interpretation are determined in the Courts but the NPPF and the Practice Guidance set out clearly the Government's priorities and aspirations for planning nationally. Historic England documents provide technical advice that is designed to explain and assist in the implementation of legislation and national policy. This hierarchy of statutory duty, policy and best practice has been used to inform the assessment of the application proposals which is included in this report.
- 2.2 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically compiled by Local Planning Authorities (LPAs) and incorporated into a Local List or recorded on the Historic Environment Record.

Legislation

- 2.3 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on the historic environment. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.4 The relevant legislation in this case extends from section 66 of the 1990 Act which states that:
- 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.*
- 2.5 This requirement means there is an implicit acknowledgement that although a development proposal may not affect the physical fabric of a listed building, it is possible to affect its character as a building of architectural or historic interest through development that may be located within its setting.
- 2.6 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.7 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give 'considerable importance and weight' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.8 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.9 It defines a heritage asset 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'. This includes both designated and non-designated heritage assets.
- 2.10 Significance is defined within the NPPF Glossary as the value of a heritage asset to this and future generations because of its heritage interest. Significance derives not only from a heritage asset's physical presence, but also from its setting. The NPPF definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic.
- 2.11 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are 'an irreplaceable resource, and should be conserved in a manner appropriate to their significance'.
- 2.12 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their significance. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.13 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.14 Paragraph 202 states that where a development will result in less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 2.15 Paragraph 206 notes that local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. It emphasises that proposals that preserve those elements of the setting that make a positive contribution to, or better reveal the significance of, the asset should be treated favourably.

National Guidance

Planning Practice Guidance (Ministry of Housing, Communities and Local Government)

- 2.16 The Planning Practice Guidance (PPG) has been adopted in order to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.17 It is crucial that the significance of a heritage asset is understood and consideration of this incorporated into decision making. Paragraph 7 of the guidance explains that heritage assets may be affected by direct physical change or by change in their setting. Being able to properly assess the nature, extent and importance of the significance of a heritage asset, and the contribution of its

setting, is very important to understanding the potential impact and acceptability of development proposals.

- 2.18 Development of the Site would have an impact on the setting of a two built heritage assets. The issue of the impact of the proposals on the setting of these heritage assets is an important part of the assessment of the development proposals. The policy guidance states that as part of the assessment of the impact of a proposal, a thorough assessment of the impact on setting needs to take into account, and be proportionate to, the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.19 The guidance in paragraph 13, refers to the definition of setting in the Glossary of the NPPF. The guidance cautions that consideration of the setting must not be limited to a matter of views to or from the asset. It advises that the extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each.
- 2.20 The guidance sets out to explain how proposals can avoid or minimise harm to the significance of a heritage asset or the wider historic environment. It states that a clear understanding of the significance of a heritage asset and its setting is necessary to develop proposals which avoid or minimise harm. Early appraisals, or specialist investigation can help to identify constraints and opportunities arising from the asset and such studies can reveal alternative development options, for example more sensitive designs or different orientations, that will deliver public benefits in a more sustainable and appropriate way (paragraph 8).
- 2.21 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases and that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

BS 7913:2003 Guide to the Conservation of Historic Buildings

- 2.22 The British Standard 7913:2003 Guide to the Conservation of Historic Buildings provides guidance on the assessment of significance. It states that significance represents a public interest, and the planning system, and the policy and legislation which support it, reflect this.
- 2.23 In identifying how significance may be assessed it is stated that heritage has cultural, social, economic and environmental values, and that the attributes that combine to define the significance of a historic building can relate to its physical properties or to its context.
- 2.24 The guidance identifies that there are many different ways in which heritage values can be assessed. It recognises that some heritage bodies of the United Kingdom have suggested that these fall into the following groups:
- a) aesthetic value, derived from ways in which people draw sensory and intellectual stimulation from a place (this encompasses things purposely designed for that effect and those that are not (e.g. the picturesque, the sublime));
 - b) communal value, derived from the meanings of a place for people who relate to it in different ways, associations with social groups and individuals (this changes over time);

- c) evidential value, derived from the potential of a place to yield evidence about the past (e.g. archaeology);
- d) historical value, derived from the ability of a place to demonstrate or illustrate an aspect of the past or association with historic figure or event (for example a battlefield or memorial).

2.25 The guidance goes further to suggest an alternative approach and to think of a historic building's significance as comprising individual heritage values from a list that might include:

architectural, technological or built fabric value; townscape characteristics; spatial characteristics; archaeological value; artistic value; economic value; educational value; recreational value; social or communal value; cultural value; religious value; spiritual value; ecological value; environmental value; commemorative value; inspirational value; identity or belonging; national pride; symbolic or iconic value; associational value; panoramic value; scenic value; aesthetic value; material value; and technological value.

Overview: Historic Environment Good Practice Advice in Planning

2.26 Historic England have published a series of documents to advise applicants, owners, decision takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.27 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.28 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011

and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

- 2.29 As with the NPPF the document defines setting as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve’. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.30 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset’s setting, which can inform or enhance the significance of a heritage asset.
- 2.31 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.32 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.33 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
- 1) Identify which heritage assets and their settings are affected;
 - 2) Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
 - 3) Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
 - 4) Explore ways to maximise enhancement and avoid or minimise harm; and,
 - 5) Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.34 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which the assessment of significance precedes the design of the proposals.
- 2.35 The document illustrates that the first stage in the process to identify the significance of a heritage asset is to understand its form and history. This includes the historical development of a building or site, an analysis of surviving fabric or features and an analysis of the setting, including the contribution that the setting makes to significance.
- 2.36 Historic England describes heritage interest within the same context as set out in the NPPF and PPG. These are archaeological interest, architectural interest, artistic interest and historic interest. The guidance advises that assessments should describe the likely impact of development proposals

and the way in which they may affect significance. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Local Planning Policy

2.37 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations. Local planning policy for the Site is set by Chichester District Council (CDC) and development of the Site will be subject to compliance with its Development Plan.

2.38 The following policies/sections of policies within the Chichester Local Plan are of relevance to this Built Heritage Statement.

Chichester Local Plan: Key Policies 2014-2029 (adopted 2015)

Policy 47 Heritage and Design

2.39 The Local Planning Authority will continue to conserve and enhance the historic environment through the preparation of conservation area character appraisals and management plans and other strategies, and new development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met and supporting guidance followed:

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:
 - Listed buildings including buildings or structures forming part of the curtilage of the listed building;
 - Conservation Areas;
2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
3. Development respects existing designed or natural landscapes; and
4. The individual identity of settlements is maintained....”

2.40 Policy 47 Supporting Guidance states that:

Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they meet the following guidance:

- a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan-form of listed buildings and historic building groups;
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;
- d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;

e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);

f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;

g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and

h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.

Further detail will be set out in a forthcoming Historic Environment Action Plan/Strategy.

Emerging Local Planning Policy

Local Plan Review: Preferred Approach 2016-2035

2.41 CDC are in the process of reviewing their adopted Local Plan and published their Preferred Approach Document (Regulation 18) in December 2018. Emerging Policies S22 and DM27 relate specifically to the Historic Environment and state:

Emerging Policy S22: Historic Environment

2.42 The Council will ensure the significance of heritage assets within the plan area is conserved or enhanced to ensure the long term protection and enjoyment of the historic environment by:

1. Protecting and managing all heritage assets, archaeological sites and historic landscapes, designated and non-designated assets, and their setting in accordance with legislation and national policy;
2. Understanding, identifying and respecting the significance of the assets;
3. Undertaking further conservation area character appraisals and any related management plans;
4. Taking account of heritage assets identified at risk or vulnerable to risk and taking a proactive approach to their improvement.

2.43 Where benefits may arise from a proposal for enabling development that would secure the future conservation of a heritage asset it will be important to consider whether any conflicts with other policies in the plan are outweighed by the benefits.

Emerging Policy DM27: Historic Environment

2.44 The historic environment will be conserved and enhanced through the preparation of conservation area character appraisals and management plans and other strategies. New development which recognises, respects and enhances the local distinctiveness and character of the area, landscape and heritage assets will be supported. Planning permission will be granted where it can be demonstrated that all the following criteria have been met:

1. The proposal conserves and enhances the special interest and settings of designated and non-designated heritage assets including:

- Monuments, sites and areas of archaeological potential or importance;
 - Listed buildings including buildings or structures forming part of the curtilage of the listed building;
 - Buildings of local importance, including locally listed and positive buildings;
 - Historic buildings or structures/features of local distinctiveness and character;
 - Conservation Areas; and
 - Historic Parks or Gardens, both registered or of local importance and historic landscapes.
2. Development respects distinctive local character and sensitively contributes to creating places of a high architectural and built quality;
 3. Development respects existing designed or natural landscapes; and
 4. The individual identity of settlements is maintained, and the integrity of predominantly open and undeveloped character of the area, including the openness of the views in and around Chichester and Pagham Harbours, towards the city, the Cathedral, local landmarks and the South Downs National Park, is not undermined.

2.45 Proposals affecting designated and undesignated heritage assets and their settings should demonstrate that they address the following criteria:

- a. The use of traditional, local materials and adherence to local building techniques and details, where appropriate;
- b. The conservation of features and elements that contribute to the special interest of a heritage asset, including structures forming part of the curtilage, in particular the structural integrity and historic plan- form of listed buildings and historic building groups;
- c. Appropriate use of the heritage asset that is compatible with the conservation of its significance;
- d. The location, form, scale, massing, density, height, layout, roofscape, landscaping, use and external appearance of developments within conservation areas should conserve and enhance the special historic and architectural interest of the conservation area;
- e. Development involving substantial harm to or loss of designated heritage assets will only be granted in exceptional circumstances (wholly exceptional circumstances for designated assets of the highest significance);
- f. Proposals for development involving ground disturbance in areas of known archaeological potential will need a desk based archaeological assessment and may also require field evaluation. The recording and publication of results will be required and in appropriate cases, the Council may also require preservation in situ, or excavation;
- g. Proposals affecting a non-designated heritage asset (including where identified through the planning process) should not harm its special interest and development involving substantial harm will be resisted unless significant public benefit has been clearly and convincingly demonstrated in accordance with the requirements of the NPPF; and
- h. The condition of an historic building resulting from deliberate damage and neglect will not be taken into account in any decision.

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Historic Development

- 3.1 The 1795 Gardner map (Figure 3) shows the Site as a number of enclosed agricultural fields to the north of Selsey. Selsey itself comprises an isolated settlement, with an area of irregular streets to the south and ribbon development extending away to the north along Chichester Road. The 1805 Ordinance Survey Drawing (Figure 4) shows Selsey and the surrounding Selsey Peninsula in some further detail, showing a dispersed pattern of settlement outside of Selsey with a range of scattered farmsteads.
- 3.2 The 1839 Tithe Map, Selsey (Figure 5) shows the Site with some alteration to its field boundaries, now made up of two fields and part of a third field. The tithe apportionments record the following with regard to the fields:

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
143	The Reverend Leveson Vernon Harcourt and the Honourable Mary Caroline Harcourt	Hugh Penfold	Sixteen Acres	Arable
144	The Reverend Leveson Vernon Harcourt and the Honourable Mary Caroline Harcourt	William Stubbington	Palmers	Arable
188	The Reverend Leveson Vernon Harcourt and the Honourable Mary Caroline Harcourt	William Stubbington	Upways	-

- 3.3 The Reverend Leveson Vernon Harcourt and the honourable Mary Caroline Harcourt owned the Site, the parcels of which were occupied by two tenant farmers. They also owned Coles Farmhouse (Grade II), which at this time was recorded as being occupied by “grover and another”.
- 3.4 The 1875 OS map (Figure 6) now shows the Site as two field parcels, crossed by a footpath. The 1896 OS map (Figure 7) shows the removal of the remaining internal field boundary, creating one large field. To the south of the Site, a new property has been developed at Park View.
- 3.5 By the time of the 1909 OS map (Figure 8) the Site remains unaltered, but there has been more notable change to the wider landscape, with the construction of the Manhood and Selsey Tramway. A golf course and clubhouse are shown to the west of the Site, near Northcommon Farm, which remain extant to the present day. More broadly, the outer edges of Selsey have begun to expand, particularly to the east along the newly laid out Manor Road.
- 3.6 The 1933 OS map (Figure 9) shows that a portion of land to the south of the Site has been parcelled off around Park View and developed with a number of houses, labelled as The Upways. The outer edges of Selsey have expanded still further, with a number of terraces along Beach Road near to the tramway station. The Site, by comparison, remains unaltered.
- 3.7 The 1957 OS map (Figure 10) shows further development has taken place at The Upways, along with new ribbon development extending further northwards on Chichester Road. By this time the Manhood and Selsey Tramway has ceased to operate and the station replaced with a series of new residential streets.
- 3.8 The 1977 OS map (Figure 11) shows a new internal field boundary within the Site, which remains in place to the present day. The outer suburbs of Selsey have grown exponentially, leading to coalescence between Selsey and East Beach. There has also been further development to the south

of the Site at Upways Close. There is now a static caravan park established to the west of the Site, labelled as Little Spain.

- 3.9 The 2001 Aerial Photo (Figure 12) shows the Site with the Natures Way Foods site to the east, a fresh food manufacturing plant. The 2005 Aerial Photo (Figure 13) shows some major redevelopment to the south of the Site, including the reconfiguration of the road network and new areas of housing.
- 3.10 The 2021 Aerial Photograph (Figure 15) shows the Site as it exists in the present day. There has been some expansion to the caravan park to the south west and a new supermarket with car parking has been developed to the east. As such, the Site's historic rural surrounding have now been replaced with an edge of settlement character.

Site Description

- 3.11 The Site is located to the north east of the town of Selsey. It is comprised of two agricultural field parcels; the southern parcel is known as 'Wakelies' (4.2ha) and the northern field parcel is known as Palmers (7.4ha). The topography of the Site is broadly flat, with a slight decline to the west. There is no built form within the Site (Figure 16 and 17).
- 3.12 The Site boundaries are demarcated by a hedgerow which varies in its density, including a range of established trees as well as hedgerow gaps. As such there are glimpsed views into the Site from the surrounding area, including a direct view from Chichester Road as it approaches Selsey from the north.
- 3.13 The Site is bounded by Chichester Road (B2146) to east and north, a busy thoroughfare with a regular flow of traffic. There is residential development to south and south east, associated with the outer edges of Selsey, as well as a supermarket and large commercial shed (at Natures Way) to the east. These features collectively give an edge of settlement character to the location. To the west and north of the Site there is agricultural land, with a small cluster of buildings proximate to the Site's northern corner.

Assessment of Heritage Assets

- 3.14 A study area has been identified as the basis for the identification and assessment of built heritage assets, extending 500m from the Site boundary. This radius is considered to be a proportionate approach to the assessment, based upon an understanding of the Site, local topography, the existing built environment and the nature of the proposed development.
- 3.15 There are no built heritage assets within the Site boundary and there would therefore be no direct effects on heritage assets as a result of the proposed development. With regard to heritage assets identified within the study area, the proposed development has potential to alter their settings, i.e. the surroundings within which they are experienced.
- 3.16 There are no built heritage assets within the Site, nor is it located within a conservation area. There are two listed buildings located within 500m of the Site. A map of heritage assets within the study area is provided at Figure 2.
- 3.17 The NPPF defines 'significance' as '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.'
- 3.18 Historic England's 'GPA 3: The Setting of Heritage Assets' (March 2015, revised December 2017) provides a five step process to assess the impact of development within the setting of heritage assets. These steps are outlined below:

Step 1: identify which heritage assets and their settings are affected;

Step 2: assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;

Step 3: assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;

Step 4: explore the way to maximise enhancement and avoid or minimise harm; and

Step 5: make and document the decision and monitor outcomes.

- 3.19 This Built Heritage Statement addresses Steps 1-4 of the guidance. It identifies and assesses built heritage assets in the surrounding area, the setting and significance of which may be affected by the proposed development, as well as assessing the impact of development (including any mitigation measures). Step 5 lies beyond the scope of this report.

Coles Farmhouse, Grade II (List entry number: 1026257)

Description

- 3.20 Coles Farmhouse is a prominent eighteenth century house which fronts onto Chichester Road (Figure 18). Constructed in red brick, the house is two storeys in height with attics. The roof is hipped and tile covered, punctuated by two flat headed dormer windows. The principal elevation is five bays in width, with sash windows arranged symmetrically around a central entrance. The entrance, approached via steps, is distinguished with Doric pilasters, triglyph frieze, pediment and door of six fielded panels. The elevation is embellished at the upper level with a modillion eaves cornice.

Heritage Significance

- 3.21 The significance of Coles Farmhouse is derived from its special interest as a statutory listed building. It has architectural interest for its polite architectural design, illustrating contemporary architecture tastes in the eighteenth century. Whilst the interior was not assessed it is possible that the property has further architectural interest for its interiors. The house has historic interest for the way in which it illustrates the development of the local area, as part of a dispersed settlement pattern with a range of scattered farmsteads. It has further interest for its original farmhouse role forming part of a historic farmstead, some buildings of which survive as part of the business park to the north.

Setting

- 3.22 The setting of Coles Farmhouse relates most directly to the domestic grounds and gardens within which the house is immediately experienced. To the front of the property the garden is defined by a brick wall, which create a sense of enclosure to this immediate setting. Beyond the immediate setting of the listed building is Chichester Road, a busy thoroughfare along which traffic passes regularly. To the north is the Trident Business Park. The business park is separated from the grounds of Coles Farmhouse by established boundary planting. To the south of Coles Farmhouse there is a group of residential properties, along with a well-established belt of conifer trees.
- 3.23 There are long distance views to the front and to the rear of the building across surrounding agricultural land, as part of the listed building's wider setting. The broadly flat topography and prominence of the listed building are such that it features in a range of long distance views to the east and west. To the south, however, the building has less visual prominence owing to the adjacent properties and belt of tree planting.

Contribution made by setting to the significance of heritage assets

- 3.24 Elements of the setting of Coles Farmhouse makes a positive contribution to its significance. This applies to its immediate setting, as it relates to the private grounds of the property. The areas of agricultural land to the east and west additionally contribute positively to the wider setting of the

listed building, allowing for long distance views of the property, which emphasise its status and role within the landscape. Chichester Road, despite its historic alignment and likely role influencing the orientation of the property, now forms a negative feature within the listed building's setting, owing to the disturbance of heavy vehicle use which erodes its character as a historic rural property.

Contribution made by the Site to the significance of heritage assets

- 3.25 The Site is located to the south of Coles Farmhouse. There is a historic association between the two areas in terms of historic shared ownership (as indicated by tithe apportionment records).
- 3.26 The intervening land between Coles Farmhouse and the Site is occupied by a number of houses as well as an established tree belt of conifers. There is therefore limited direct visual connectivity between the two areas. There are, however, views of the Site that are appreciable when moving southwards along Chichester Road and in conjunction with views of the farmhouse. This linear southward view into the northern part of the Site ('Palmer's') is limited and glimpsed, but it reveals the verdant nature of the Site, reinforcing the perception of Coles Farmhouse as a historic rural property.
- 3.27 Coles Farmhouse is a focal point within the broadly flat local topography. The roof of the listed building is visible in long distance views from Golf Links Lane, in conjunction with peripheral views of the Site's western boundary (Figure 20). It is not possible to appreciate the architectural interest of the building from this distance, however, and the views are limited to the upper levels of the building only. As part of this limited view the Site forms part of the listed building's wider agricultural surroundings and makes a positive contribution to its setting, although in itself the Site makes no specific or particular contribution.
- 3.28 By virtue of its verdant appearance within the wider setting of Cole Farmhouse, the Site makes a minor contribution to the setting and significance of the listed building. This experience of the listed building within rural surroundings is limited, however, given the adjacent business park and large packhouse further to the south east at Natures Way.

Northcommon Farm Cottages, Grade II (List entry number: 1232881)

Description

- 3.29 This listed building comprises a pair of early nineteenth century cottages, described in the statutory list description as possibly having originally been a single farmhouse (Figure 21). The cottages are two storeys in height. The walls are faced with cobbles, with red brick dressings, quoins and vertical strips. The hipped roof is slate covered. The fenestration comprises casement windows.

Heritage Significance

- 3.30 The heritage significance of this listed building relates to its special interest. It derives architectural interest from the age of its fabric and form, as a traditional building constructed in local materials. There is also a degree of evidential value embodied in the fabric, indicating the nature of the building's evolution. It has historic interest for the way in which it formed part of a historic farmstead and provides insight into the prevailing pattern of settlement around Selsey, as one of many scattered farmsteads across the surroundings area.

Setting

- 3.31 Northcommon Farm Cottages are experienced most directly as part of the surviving farmstead complex. This includes a range of agricultural buildings of varying dates.

- 3.32 Northcommon Farm Cottages are approached via a narrow lane leading out of Selsey. There is therefore a sense of rurality and separateness from the main settlement, but this experience is limited by the presence of tennis courts and the manicured lawns of a bowls club and golf course, as well as a large caravan park further to the west.

Contribution made by setting to the significance of heritage assets

- 3.33 The immediate setting of Northcommon Farm Cottages provides insight into the historic functions of the listed building as part of a wider farmstead. In this way it contributes positively to the significance of the listed building. The historic agricultural surroundings of the farmstead have been transformed by the presence of the golf course and various club buildings, as well as the caravan park to the west. The changes that have taken place to this mid-setting of the listed building inhibits an understanding of its historic associations with the agricultural landscape and, as such, does not make a positive contribution to its significance.

Contribution made by the Site to the significance of heritage assets

- 3.34 The Site is located to the east of Northcommon Farm Cottages. There is no visual relationship between the two areas owing to the tennis courts, bowling club and roadside tree planting (Figure 22). As such, the Site makes no contribution to the setting or significance of the listed building.

4 PROPOSALS AND ASSESSMENT OF IMPACT

Proposals

- 4.1 Proposals for the Site comprise a residential scheme for c.275 units.
- 4.2 The Sketch Framework Masterplan for the proposed development is shown in Appendix C. It shows how a scheme could be implemented with due respect for the heritage sensitivity of the Site, reflecting the existing built context and semi-rural edge of settlement character. Key to this is the provision of robust landscaping to the Site's northern and western boundaries, which is described further below in relation to the setting of the identified listed buildings.
- 4.3 Full details of the proposed development are documented in the Design and Access Statement and other documents and drawings as part of this submission.

Assessment of Impact

- 4.4 The Site contains no heritage assets, nor is it located within a conservation area. Two Grade II listed buildings have been identified within a 500m radius of the Site boundary as having potential to be affected by the proposed development and are assessed in detail below.
- 4.5 In assessing potential effects of the proposals, the principal consideration is whether the significance of the heritage assets could be harmed by changes within their respective settings, i.e. the surroundings in which they are experienced. Potential effects of development in this instance relate primarily to visual effects and a modest degree of noise associated with operational residential schemes. Potential wider effects on setting (such as historic or cultural associations) have additionally been considered as part of the assessment.
- 4.6 The relevant legislation in this instance stems from s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 which states that 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 or any features of special architectural or historic interest which it possesses.

Coles Farmhouse

- 4.7 It has been described in Section 3 that the heritage significance of Coles Farmhouse relates to its architectural and historic interest. Architectural interest is derived from the listed building's polite architectural design and quality. It has historic interest as a notable historic farmhouse which illustrates the nature of historic local settlement, comprising a dispersed settlement pattern of scattered farmsteads.
- 4.8 Coles Farmhouse derives a degree of significance from its setting, including its immediate domestic grounds but also from longer distance views to the front (east) and rear (west) of the building across surrounding agricultural land as part of its wider setting. The Site, existing as agricultural fields, is located to the south of Coles Farmhouse beyond a group of modern properties and a conifer tree belt. Whilst there was a historic ownership connection between the listed building and the Site, the nature of these intervening features broadly limits appreciation of the Site in visual terms as part of the listed building's wider setting. The only location where it is possible to appreciate the Site in conjunction with the listed building is Chichester Road, from where it is possible to experience linear views southwards into the northern corner of the Site. This view into the Site reveals its agricultural character and assists to appreciate Coles Farmhouse within its historic rural surroundings. This general experience of the listed building within rural surroundings is limited, however, given the adjacent business park to the north and large packhouse further to the south east at Natures Way.

- 4.9 The proposed development has been designed with respect to the limited degree of built heritage sensitivity associated with the northern corner of the Site, providing a belt of landscaping to maintain the verdant character of linear southward views along Chichester Road. As the landscaping matures this would limit direct appreciation of new development in conjunction with Coles Farmhouse, preserving that sense of its rural surroundings.
- 4.10 It has additionally been identified that Coles Farmhouse is partly appreciable in long distance views from Golf Links Lane, in conjunction with peripheral views of the Site's western boundary. Whilst it is not possible to appreciate the architectural interest of the listed building from this distance, the proposed development has been sensitive to this built heritage consideration, providing a robust belt of landscaping along its western edge. This landscaping would serve to minimise views of new development and preserve the distant views of Coles Farmhouse from Golf Links Lane as a focal point in the local landscape.
- 4.11 It is considered that the proposed development, as illustrated on the Sketch Framework Masterplan, would respond positively to the limited degree of built heritage sensitivity identified with regard to Coles Farmhouse, specifically with regard to the northern corner of the Site and views from Golf Links Lane. As such the proposed development, as illustrated, would preserve the special interest of Coles Farmhouse as a listed building.

Northcommon Cottages

- 4.12 It has been shown in Section 3 that Northcommon Cottages shares no intervisibility with the Site and that the Site makes no material contribution to the listed building's setting or significance. Where views of new development may feature within the wider surroundings of the listed building the new housing would appear as a continuation of existing development at The Upways. The inclusion of a robust belt of landscaping along the western edge of the Site would additionally limit views of new development within the wider setting of Northcommon Cottages. It is considered that the significance of the listed building would remain unharmed by the proposed development and that its special interest would remain entirely preserved.

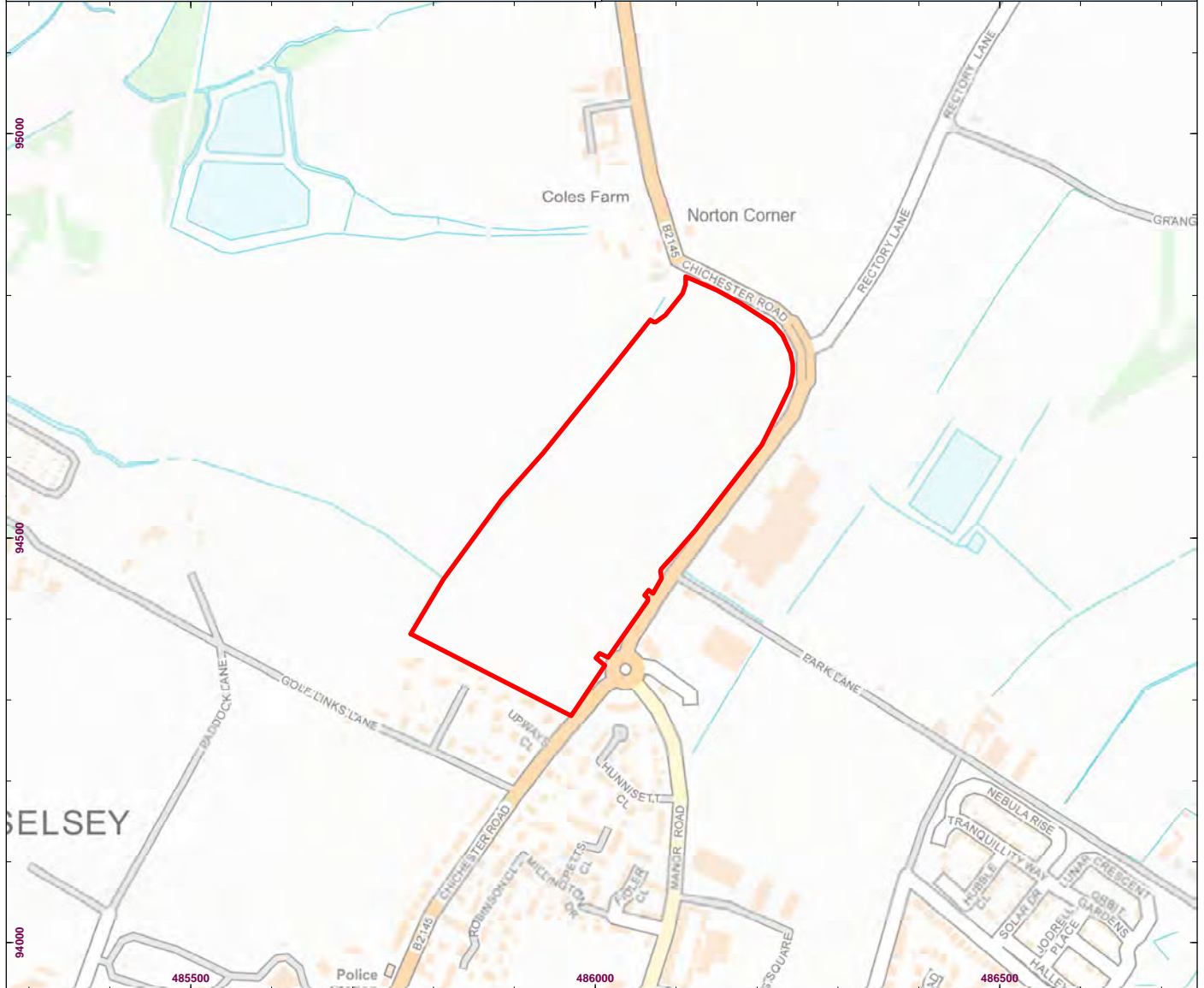
5 CONCLUSIONS

- 5.1 This Built Heritage Statement has been researched and prepared by RPS on behalf of Landlink Estates Ltd with regard to Land West of Park Farm, Selsey, West Sussex. The report assesses any effects of the proposed development on the historic built environment.
- 5.2 The Site is located to the north east of the town of Selsey, on land to the west of Chichester Road (B2145). It is comprised of two field parcels; the southern parcel is known as 'Wakelies' (4.2ha) and the northern field parcel is known as Palmers (7.4ha). The sites were collectively submitted in the Chichester District Council (CDC) 2020 Housing and Economic Land Availability Assessment (HELAA) and known as site HSY0010b. These are the principal sites that CDC agree are suitable for inclusion in the local plan review as a strategic development site. The Council estimate the capacity of both parcels is 264 dwellings. The 2021 HELAA has identified the sites as developable.
- 5.3 Proposals for the Site comprise a residential scheme for c.275 units, as illustrated on the Sketch Framework Masterplan.
- 5.4 The Site contains no built heritage assets, nor is it located within a conservation area. There are two listed buildings located within 500m of the Site.
- 5.5 It is considered that the proposed development would respond positively to the limited degree of built heritage sensitivity identified with regard to **Coles Farmhouse**. This would be achieved through the provision of landscaping to the northern corner of the Site, which features in conjunction with the listed building in southward views along Chichester Road and also via a robust belt of landscaping along the western edge of the Site, which features in distant views of the listed building from Golf Links Lane. As such the proposed development would preserve the special interest of Coles Farmhouse as a listed building.
- 5.6 **Northcommon Cottages** share no intervisibility with the Site and the Site makes no contribution to their setting or significance. Where views of new development may feature within the extended surroundings of the listed building the new housing would appear as a continuation of existing development at The Upways. The inclusion of a robust belt of landscaping along the western edge of the Site would additionally limit views of new development within the wider surroundings of Northcommon Cottages. It is considered that the significance of the listed building would remain unharmed by the proposed development and that its special interest would remain entirely preserved.



APPENDICES

Appendix A Maps



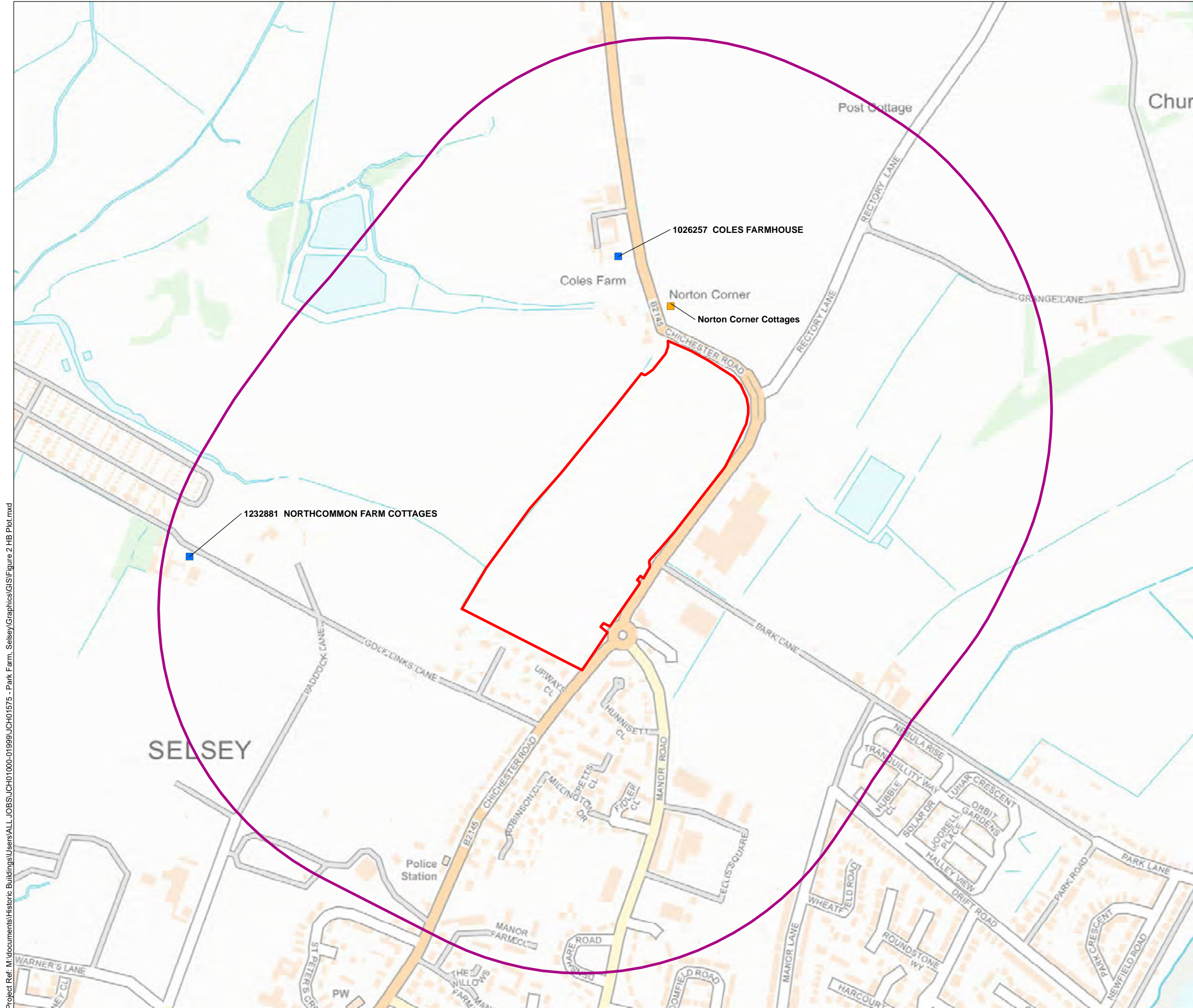
 Site Boundary



0 100 200m
Scale at A4: 1:8,000



Figure 1
Site Location



Legend

- Site Boundary
- 500m Site Buffer

Designated Heritage Assets:

Listed Buildings

- Grade II

Non-designated Heritage Assets:

- Locally Listed Buildings

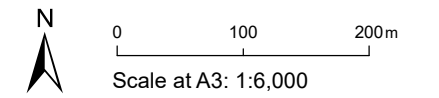
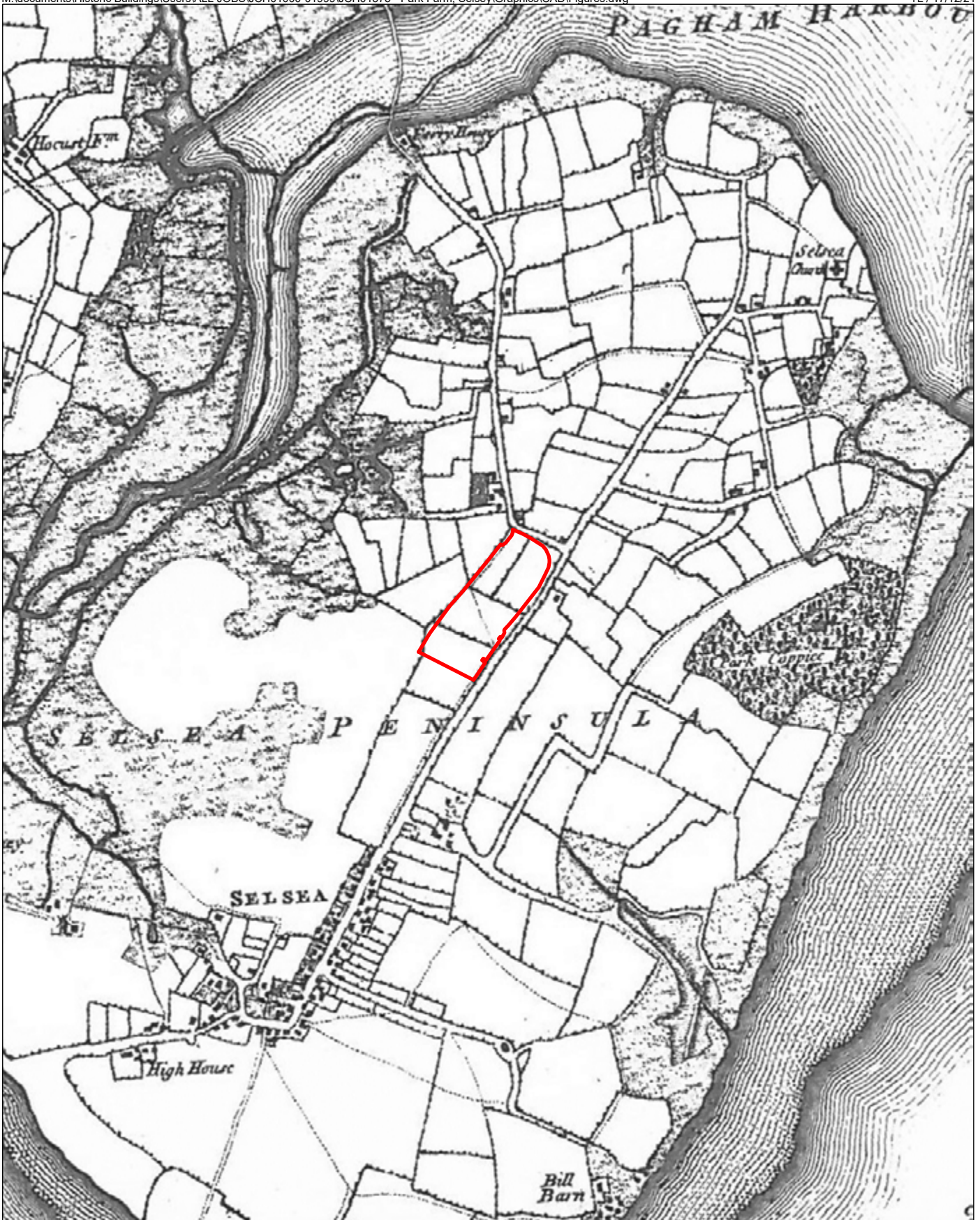



Figure 2
Map of Heritage Assets

Project Ref: M:\documents\Historic Buildings\Users\ALL_JOBS\1000-01999\1000-01999\CH01575 - Park Farm_Selsey\Graphics\GIS\Figure 2 HB Plot.mxd



 Site Boundary (approximate)



Not to Scale:
Illustrative Only



Figure 3

1795 Gardner Map



 Site Boundary (approximate)

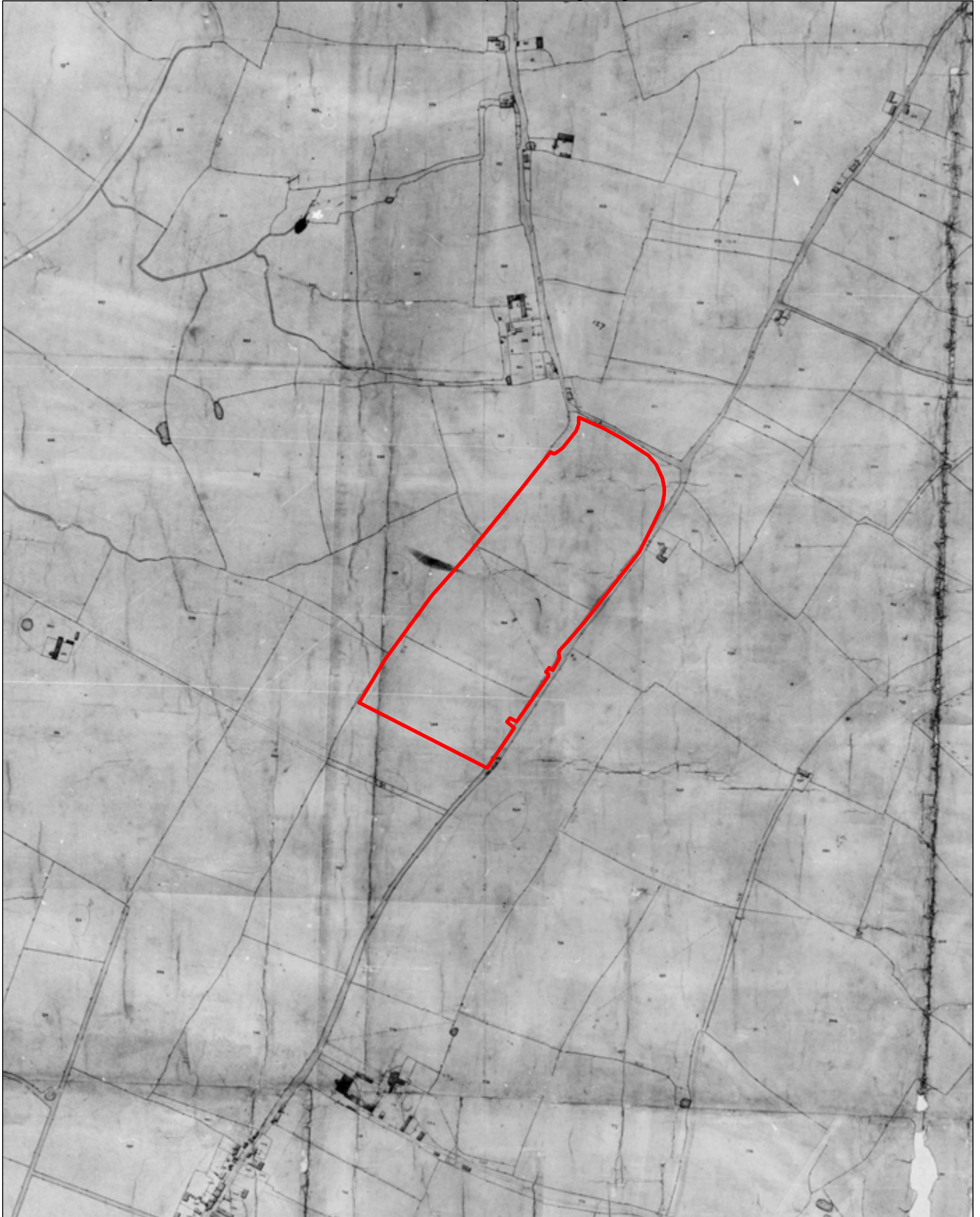



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Figure 4

1805 Ordnance Survey Drawing



 Site Boundary (approximate)

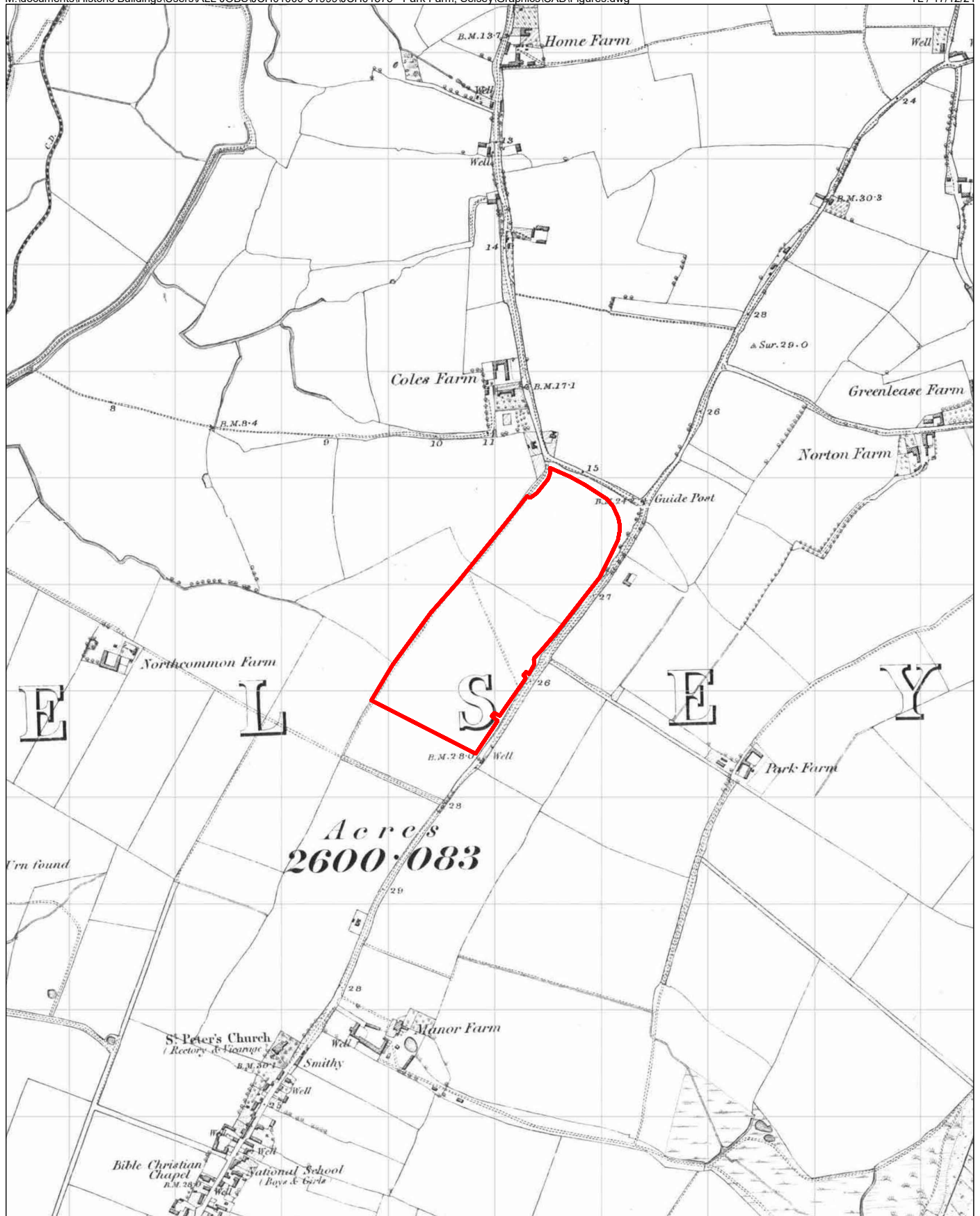


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Figure 5

1839 Tithe Map, Selsey



 Site Boundary

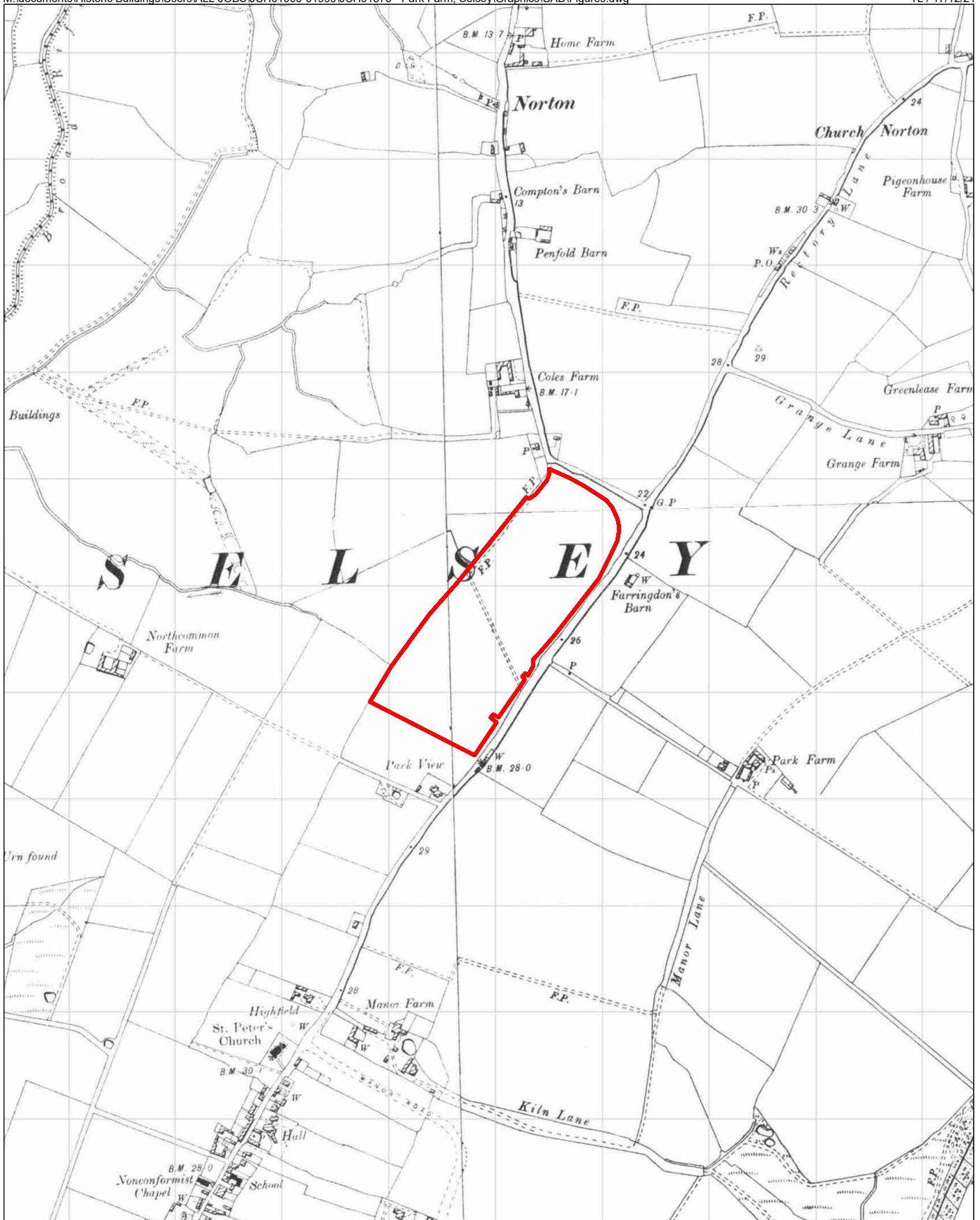


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Scale at A4: 1:10,000



Figure 6

1875 Ordnance Survey Map



 Site Boundary

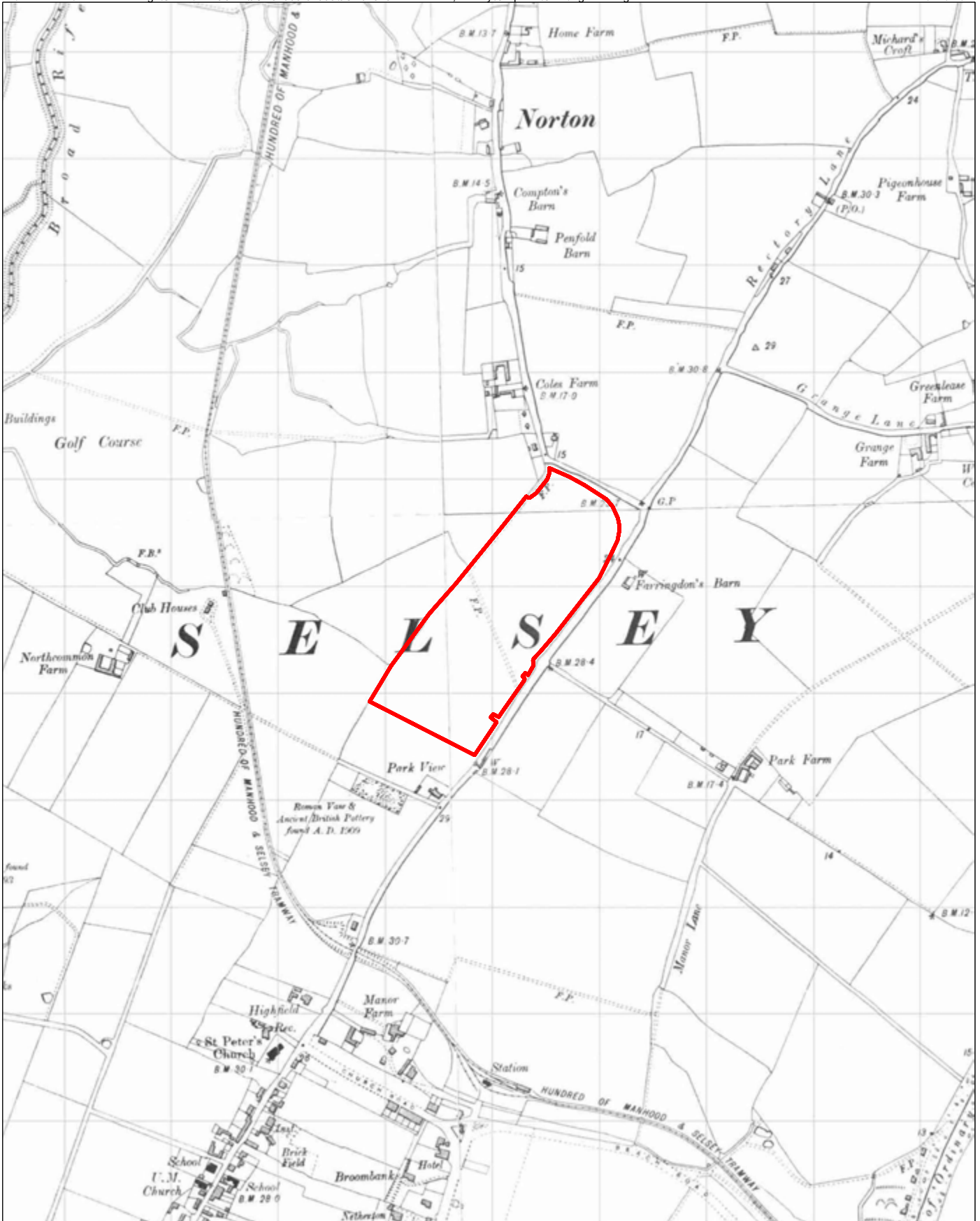


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Scale at A4: 1:10,000



Figure 7

1896 Ordnance Survey Map



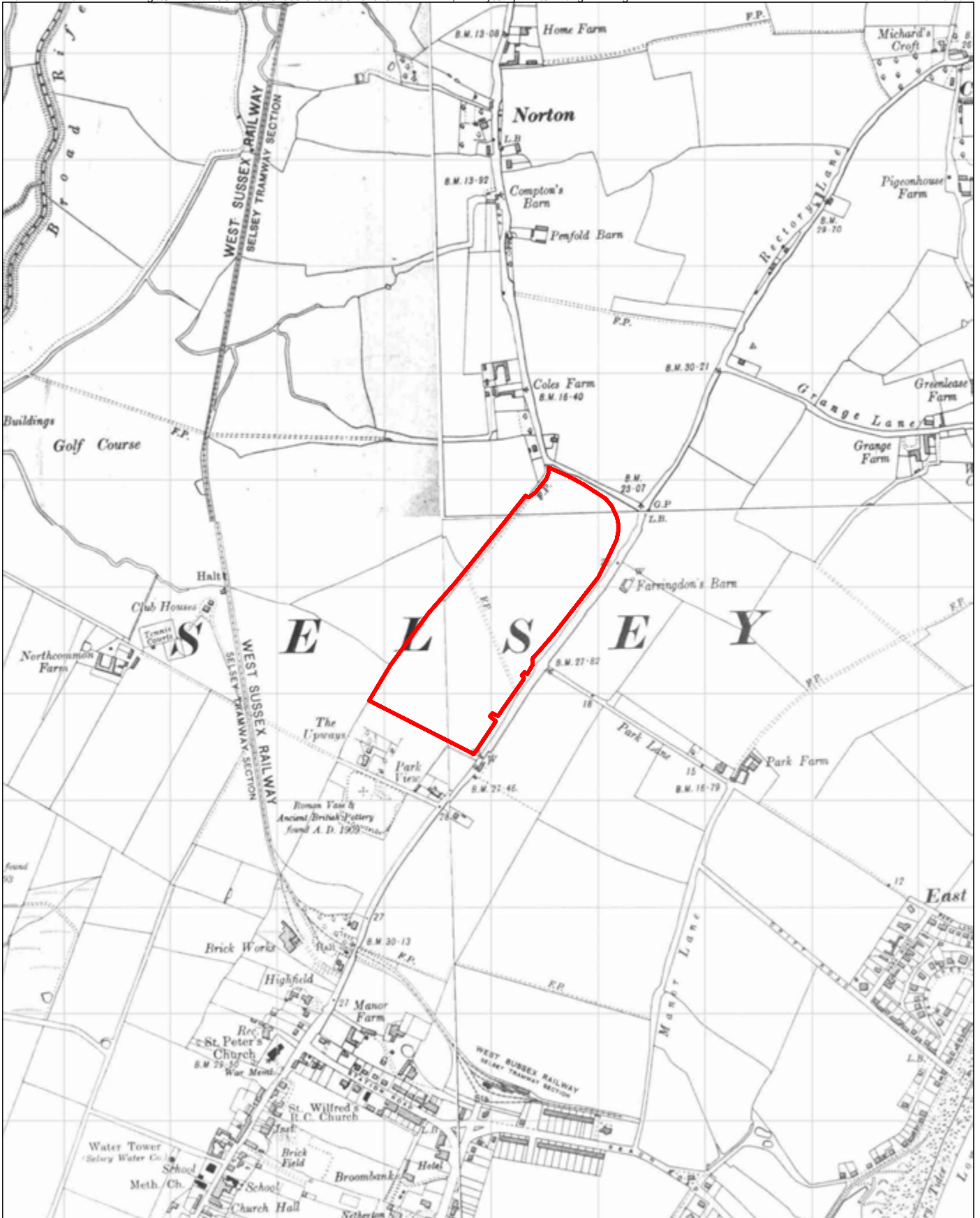
 Site Boundary



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Scale at A4: 1:10,000



Figure 8
1909 Ordnance Survey Map



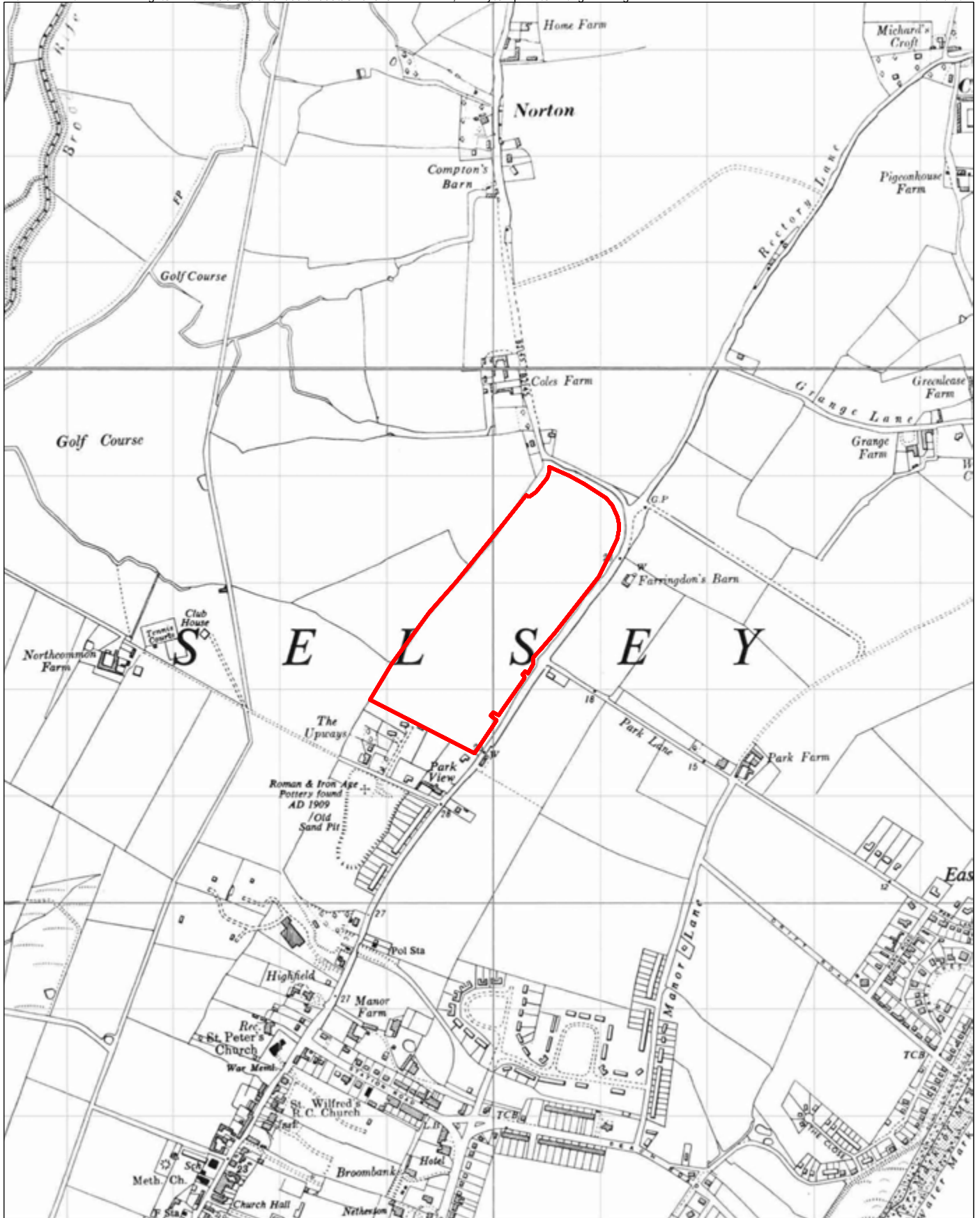
 Site Boundary



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Scale at A4: 1:10,000



Figure 9
1933 Ordnance Survey Map



 Site Boundary

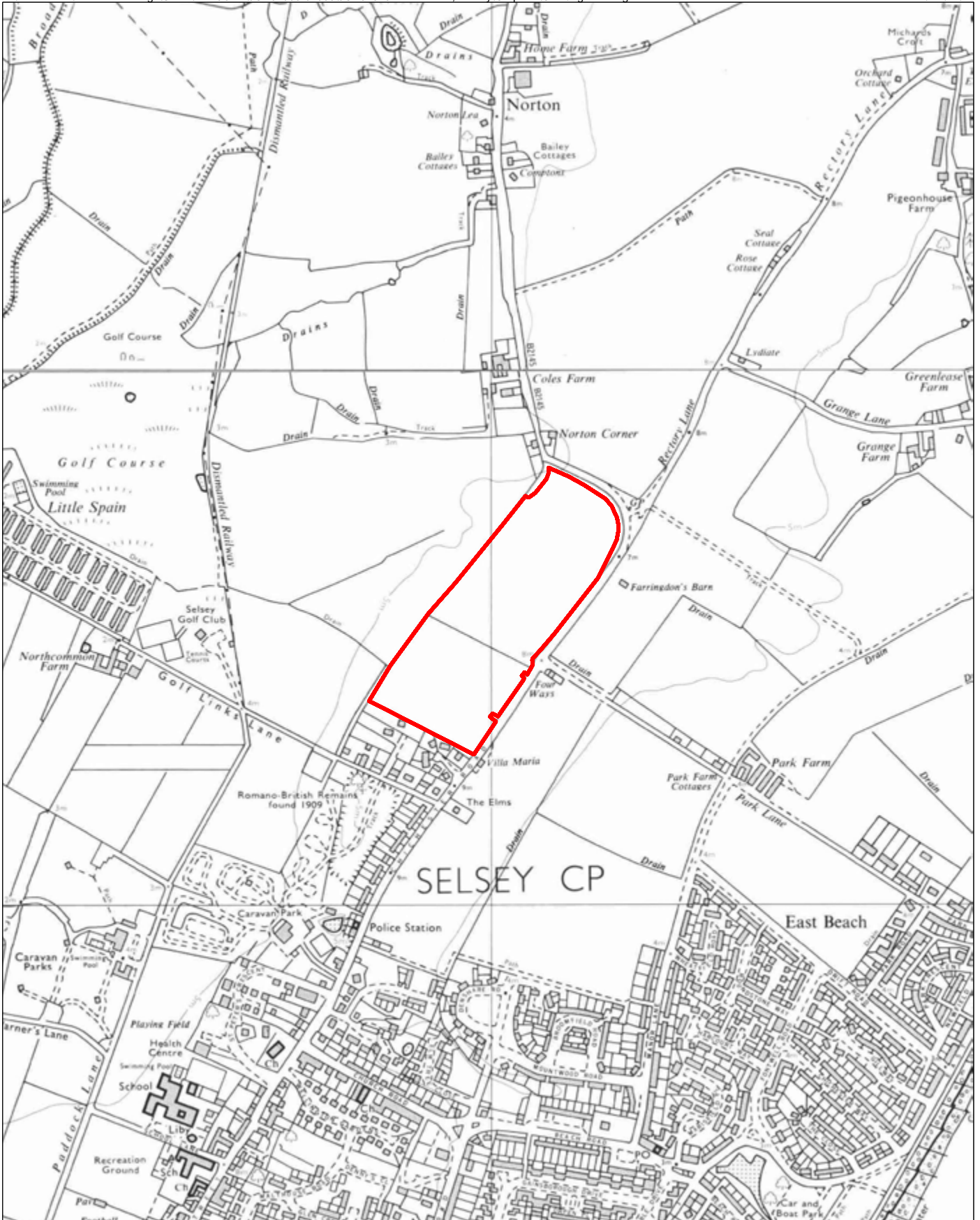


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Scale at A4: 1:10,000



Figure 10

1957 Ordnance Survey Map



 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 11
1977 Ordnance Survey Map



 Site Boundary



Not to Scale:
Illustrative only



Figure 12

2001 Google Earth Image



 Site Boundary



Not to Scale:
Illustrative only



Figure 13

2005 Google Earth Image



 Site Boundary



Not to Scale:
Illustrative only



Figure 14

2015 Google Earth Image



 Site Boundary



Not to Scale:
Illustrative only



Figure 15

2021 Google Earth Image

Appendix B Photographs



Figure 16: The 'Wakelies' element of the Site, next to housing at The Upways.



Figure 17: The 'Palmer's' element of the Site, looking northwards.



Figure 18: Coles Farmhouse, Grade II, viewed from Chichester Road.



Figure 19: The Site features in conjunction with Coles Farmhouse in wider views.



Figure 20: View from Golf Links Lane, showing the roof and chimneys of Coles Farmhouse in conjunction with the Site, which forms part of the wider agricultural surroundings.

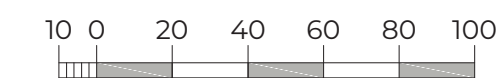


Figure 21: Northcommon Cottages, Grade II



Figure 22: Outward view from the environs of Northcommon Cottages, Grade II, looking along Gold Links Lane with the bowls club to the left.

Appendix C Sketch Framework Masterplan



Rev	Date	Description	By



BOYLE + SUMMERS
ARCHITECTURE AND MASTERPLANNING

Canute Chambers
Canute Road
Southampton
Hampshire
SO14 3AB

Client	Landlink Estates
Project	Selsey North
Title	Sketch Framework Master Plan

SEN--BSL	ZZ--XX	DR--A	14 01 - PL
<small>Project</small>	<small>Originator</small>	<small>Volume</small>	<small>Level</small>
<small>Type</small>	<small>Role</small>	<small>Series</small>	<small>Number</small>
<small>Suitability</small>	<small>Revision</small>	<small> </small>	<small> </small>

B+S Ref	Date	Scale @A2	Drawn	Checked
21099	Mar 2022	1:2000	IC/SR	RS

Tel: 023 8063 1432 www.boyleandsummers.co.uk

Other than for the purposes of planning, do not scale these drawings. Use written dimensions only. All dimensions to be checked on site prior to commencement of work.

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