

**Steyning Road,
Shoreham
Heritage Statement**

Client: COBBETTS DEVELOPMENTS LTD

AB Heritage Project No:60144

Date:18/10/2017

WSSC HER Ref: 96793-17-089

Steyning Road, Shoreham Heritage Statement

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Project Number 60144
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WSCC HER Reference Number 96793-17-089

Rev Number	Description	Undertaken	Approved	Date
1.0	Draft	DD & CS	AB	18-10-2017
1.1	Final	DD & CS	AB	18-10-2017

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage has been commissioned by Cobbetts Developments Ltd to produce a Heritage Statement covering proposed development at the greenfield site on land adjacent to Steyning Road, Shoreham, West Sussex.
- 1.1.2 This report will form part of a Planning Application. This report has been requested by Historic England, in a letter dated 20th April 2017 (Ref: P00561230) following submission of an outline Planning Application (AWDM/1953/16). In their response Historic England expressed the need to check whether there may be 'harmful impact' to the setting of a number of heritage assets, and that this should be established via production of a full Heritage Statement.

1.2 Site Location & Description

- 1.2.1 The site is located on the flood plain of the River Adur. The ground level within the site is lower lying than the surrounding area at c. 3m above OD and flood defences have been built up at the eastern boundary.
- 1.2.2 The site is currently in use as horse pasture. The western site boundary is lined by a mature hedgerow, which is dense in some areas and sparse in others. Adjacent to the boundary is a shared footpath / cycle path that follows the route of a disused railway.
- 1.2.3 The eastern boundary of the site is formed by Steyning Road, a fairly busy road, linking the by-pass in the north to Old Shoreham in the south. To the east, the road, is lined by dense vegetation and trees and the ground is higher than within the site. Beyond the vegetation is an area occupied by modern housing.
- 1.2.4 The by-pass forms the northern site boundary and is elevated at this point, supported on large concrete pillars. This structure screens views northwards from within the site, except for the higher ground at Mill Hill, to the north-east of the site.
- 1.2.5 The southern tip of the site meets the historical area of Old Shoreham, which is designated as Old Shoreham Conservation Area. The southern site boundary and southern part of the eastern boundary are directly adjacent to the boundary of the Conservation Area.

1.3 Proposed Development

- 1.3.1 The proposed development comprises the construction of a residential development of c. 52 dwelling houses accessed from Steyning Road in the south-east of the site. One row of houses will back onto the river bank at the western limit of the site, while a second row will curve around from the eastern side of the site, mirroring the curve of the adjacent by-pass slip road. A new flood defence is planned to echo this curve at the eastern limit of the site.
- 1.3.2 As this forms part of an outline planning application, the final design of the houses has not yet been developed but due to the location of the site within the flood plain, these houses will be three storeys in height to meet the criteria for living space. However, they will most likely be designed with flat or shallow sloping roofs to limit the height of the dwellings.

1.4 Statutory Designations

1.4.1 There are no designated heritage assets within the site.

1.4.2 Statutory designations in the study area include: three Scheduled Monuments, 57 Listed Buildings and a Conservation Area.

1.4.3 The following Statutory Designations have been selected for particular consideration in this report:

- Church of St Nicolas (Grade I Listed. NHLE 1027872)
- Old Shoreham Bridge (Grade II* Listed. NHLE 1027895)
- Old Shoreham Conservation Area
- Shoreham Airport including:
 - Shoreham Airfield Dome Trainer (Scheduled Monument. NHLE 1353731)
 - Airport Building, comprising Control Tower, Administration Offices, Customs Hall, Restaurant, And Bars at Shoreham Airport (Grade II* Listed. NHLE 1005818)
 - Municipal Hangar at Shoreham Airport (Grade II Listed. NHLE 1392207)
- Lancing College Complex, including:
 - Lancing College, The Chapel (Grade I Listed. NHLE 1286548)
 - Lancing College, Great School (Grade II* Listed. NHLE 1353753)
 - Lancing College, East and West Quadrangles (Grade II* Listed. NHLE 1353732)
 - Lancing College, Fields House (Grade II Listed. NHLE 1027861)
 - The Old Farmhouse, Lancing College (Grade II Listed. NHLE 1027892)
- Old Erringham Medieval Settlement (Scheduled Monument. NHLE 1015126)

2. AIMS & METHODOLOGY

2.1 Aims

- 2.1.1 NPPF 128 requires local planning authorities to request descriptions on the significance of any heritage assets affected by a proposal, including any contribution made by their setting. This states that:

'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.'

- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving heritage assets resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Data Collation

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk-Based Assessment (January 2017) and the Archaeological Investigation and Recording of Standing Buildings and Structures (December 2014).

- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

- 2.2.3 The West Sussex Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is 96793-17-089.

- 2.2.4 This information was supported by examination of data from a wide range of other sources, principally:

- Heritage Gateway for information from the Historic England National Monuments Record or West Sussex HER;
- Pastscape and other research resources, including Discovery: The National Archives;
- The Historic England website professional pages, particularly the National Heritage List for England;
- Online documentary and cartographic sources, including National Library of Scotland Ordnance Survey map collection;

- West Sussex County Council and Adur and Worthing Council websites and published documents including: online historic map sources, Shoreham Extensive Urban Survey, Shoreham Conservation Area Appraisal and Management Plan;
- A site visit was undertaken on 28th September 2017. The site visit included an inspection of the site and selected designated heritage assets within the surrounding area.

2.2.5 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites
- Readily accessible information on the proposed development site's history from readily available historic maps and photographs
- Any information on the proposed development site contained in published and unpublished archaeological and historical sources, including any previous archaeological investigations undertaken within the study area
- A greater understanding of key cultural heritage issues of the proposed development site and surrounding area, developed through the onsite walkover, including information on areas of past impact within the proposed development site boundary
- The impact of the proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Identification of Heritage Assets for Settings Assessment

- 2.3.1 The assessment has been carried out in line with the Historic England Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage (Historic England 2015). Statutory designated features, in this case, Scheduled Monuments and Listed Buildings, are the focus of this assessment.
- 2.3.2 The starting point of the analysis is to identify those heritage assets likely to be affected by the development proposal. For this purpose, if the proposed development can be seen to affect the contribution of a heritage asset's setting to its significance or the appreciation of its significance, it can be considered as falling within the asset's setting (Historic England 2015).
- 2.3.3 For developments that are not likely to be prominent or intrusive, the assessment of effects on setting may often be limited to the immediate surroundings (Historic England 2015). A study radius of 1.5km around the site was chosen during consultation between Chloe Smith (Heritage Consultant; AB Heritage) and Rachel Salter (West Sussex Historic Environment Record Officer) based on the location of heritage assets highlighted in the Historic England Advice Letter (HE ref: P00561230).
- 2.3.4 The assessment has identified three Scheduled Monuments and 57 Listed Buildings and 135 HER records for non-designated heritage assets and historic environment features within a 1.5km radius of the site. Many of these have been scoped out of the settings assessment during the assessment process using a theoretical viewshed of the study area (Figure 5), which identifies visibility from the site based on natural topography and distance. However,

this does not take into consideration any other obstacles such as built development or vegetation.

2.4 Assessment of the Cultural Heritage Resource

- 2.4.1 The importance of identified cultural heritage resources is determined by reference to existing designations (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.2 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional

judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate; Ext. = Extensive

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Cobbetts Developments Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. HERITAGE REVIEW OF SITE

3.1 Historic Development of Site

- 3.1.1 It has been suggested that the former (pre-bypass) route of the A27 represented a Roman road from Chichester to the Brighton area, with a crossing of the River Adur at Old Shoreham located 'just upstream of the present trestle bridge', although there is no evidence that this road is earlier than medieval (Harris 2009).
- 3.1.2 The small village of Old Shoreham has its roots in the pre-Norman conquest period. This is evidenced by the surviving 10th century fabric of the Church of St Nicolas located c. 200m south-east of the development site.
- 3.1.3 Old Shoreham remained a small village based around a simple street pattern and focussed on the church. Old Shoreham was distinct from the settlement of Shoreham to the south until the development of the east bank of the river Adur, and other in-fill development in the 20th century joined the places together.
- 3.1.4 Until recently the site itself was located on uninhabitable floodplain on the extreme north-western margin of the village of Old Shoreham. The Yeakell and Gardner map dated 1778 (Plate 1) shows that most of the site was within the area covered by the river channel during the late 18th century, with the southernmost tip of the site on the eastern bank.



Plate 1 Yeakell and Gardner 1778 map

- 3.1.5 The 1879 six-inch OS map (Sussex sheet LXV) (Plate 2), shows the site to have been reclaimed from the river Adur. The site is shown to be defined to the west by the Horsham and Shoreham railway line (also known as the Steyning Line), which ran parallel to the river bank. To the east the site is bounded by the Steyning Road leading north from Old

Shoreham. The site remained almost unchanged until 1966 when the railway was closed as part of the Beeching Axe.



Plate 2. 1879 OS six inch to one-mile Sussex sheet LXV. Reproduced courtesy of the National Library of Scotland

3.2 The Church of St Nicolas (Grade I Listed)

- 3.2.1 The existing Church of St Nicolas was founded in the 12th century, with prior evidence of activity dating back to the early 10th century. A flint and stone construction with a square tower, the church was extended in the 14th century and largely restored in the 19th century.
- 3.2.2 The church, which is located c. 200m to the south-east of the site, lies within an attractive enclosed green churchyard containing grave markers and burial monuments, though its setting extends somewhat further due to the height of the structure.
- 3.2.3 Views to and from the churchyard at ground level are generally obscured by vegetation and housing, but there some clear views towards the site from the north-western corner of the church yard (Photo 1). In relation to the wider setting of this structure, the church is nestled within relatively low-lying land adjacent to the river and is currently surrounded by built development. While views to/from the east are limited by the density of modern housing, the tower of the church can be experienced from some distance towards the west, including from the airport and Lancing College.
- 3.2.4 Overall setting certainly has some level of input into the overall value of Church of St Nicolas; however, when examining the various factors associated with importance, it is clear that the Church derives the majority of its significance from its relative age, fabric (including the long surviving nature of its church yard), integrity and architectural merit, as to opposed to the setting in which it is placed, although this does play some part in the churches value.



Photo 1. View from St Nicolas Churchyard towards the site, looking north-west

3.3 Old Shoreham Bridge (Grade II* Listed)

- 3.3.1 Old Shoreham Bridge comprises a timber bridge crossing the River Adur. It is a Grade II* Listed Building that dates to 1781 and was largely rebuilt and restored in the 20th century. Formerly a toll road bridge it is now restricted solely to pedestrian traffic, and is of interest as possibly one of the last large-scale examples of a form of bridge that was extremely common in the 18th and 19th centuries.
- 3.3.2 The setting in which the bridge is experienced in the present day contains not only historic visual links to the river it crosses, a number of designated heritage assets in the surrounding area (e.g. Lancing College and the Church of St Nicolas), and to the distant South Downs, it also contains links to historic development along both banks of the river. The site of proposed development also falls within the visual surroundings of the bridge, lying as it does alongside the river, despite being somewhat partially screened by modern flood defences and vegetation.
- 3.3.3 While the historic setting of the bridge has certainly been heavily impacted over time by factors such as the recent industrial development along the river banks (Photo 2), and the line of the A27 crossing the River to the north of this feature (Photo 4), it is still clear that historic setting plays an important part in the value of Old Shoreham Bridge as a designated asset.



Photo 2. View across River Adur towards industrial estate from eastern end of Old Shoreham Bridge, looking north-west



Photo 3 View from western end of Old Shoreham Bridge along eastern bank of River Adur to the south of Old Shoreham Bridge, looking south-east



Photo 4. View across River Adur towards site from western end of Old Shoreham Bridge, looking north-east

3.4 Lancing College Complex

3.4.1 The Lancing College complex is comprised of several buildings:

- Lancing College, The Chapel (Grade I Listed):
This building is the dominant building within the grounds of Lancing College and forms the focus of views to the college. Designed by Richard Carpenter and constructed during 1871-77, by William Blackford Woodard the third son of the founder of the college. The Chapel is in the Gothic revival style. The Chapel forms a major contribution to the significance of Lancing College as a group of important buildings.
- Lancing College, Great School (Grade II* Listed):
School hall and classroom blocks. Designed by R. H. Carpenter and built 1877-1881 in Gothic revival style. Built of knapped flint with Sussex sandstone dressings and tiled roofs. This building forms the communal centre of the college and is also a key asset within the wider college group.
- Lancing College, the East and West Quadrangles (Grade II* Listed):
Built of knapped flint with Sussex sandstone dressings and tiled roofs. Designed by R. H. Carpenter and, after his death, his partner W Slater and son R. R. Carpenter. The Lower Quadrangle was completed in 1866 and the upper in 1913. The quadrangles have been graded partly for historical interest as the central buildings of Woodard's scheme of education (NHLE List Entry, 2017).
- Lancing College, Fields House (Grade II Listed):
Built in 1910-12 by Maxwell Ayrton, and carried out in knapped flint with Sussex sandstone dressings and tiled roofs in the typical Gothic revival style of the other key buildings at the college. This building was designed to house the Housemaster of Field's House and also a Matron who was shared with Gibb's House. Derives significance from its place within the Lancing College complex.

- The Old Farmhouse, Lancing College (Grade II Listed):

The Old Farmhouse is located c. 315m south of The Chapel on a bend in the school drive. The earliest part of the building derives from the 17th century but was extended in the 19th century. The setting of the building within the grounds of Lancing College and under its ownership is considered to contribute to the significance of the asset.

- 3.4.2 Lancing College is located on high ground (c. 34m above OD), on an exposed hillside c.1.3km to the north-west of the site. The setting of the college includes the college grounds and some of the farmland in the vicinity, as well as its views across the landscape. The college buildings, particularly The Chapel, are not only noticeable features on the skyline of the wider landscape, they also have views across large distances including, for example, towards Brighton c. 10 miles to the east.
- 3.4.3 There are a range of modern developments within the setting of Lancing College, including the industrial estate on the western bank of the River Adur, an offshore windfarm to the south of the college, and various 20th century developments in and around Old/New Shoreham.
- 3.4.4 Overall the value of Lancing College is predominately thought to be derived from the group value of the College Buildings and historical/communal value associated with a prominent English independent school, and the historic fabric of the buildings themselves which all share a common architectural style. The setting in which the buildings stands though certainly adds to the historic value of the buildings, with impressive views both to and from the site of Lancing College.

3.5 Old Shoreham Airport

- 3.5.1 Now known as Brighton City Airport, Old Shoreham Airport contains several designated assets, comprising:

- Shoreham Airfield Dome Trainer (Scheduled Monument)

Dome trainers are dome-shaped buildings housing training apparatus, including a projector, for training ground gunners in the art of airfield defence. This is a rare example of a Second World War dome trainer, and is an example of enterprise and intuition in airfield defence, at a time when Britain faced one of the greatest airborne threats of the twentieth century.

- Airport Building, comprising Control Tower, Administration Offices, Customs Hall, Restaurant, and Bars at Shoreham Airport (Grade II* Listed)

The airport terminal building at Shoreham is designated at Grade II* for the following principal reasons: (1) The terminal building is an unusual survival from the early days of civil aviation transport, and its landscape setting with adjacent original airfield and hangar make it particularly rare and of more than special interest. (2) Despite some later changes the original plan of the airport, both internal and external, is intact. (3) This type of survival is very rare for a working airport, and here it results in a characterful design that is really quite special. (4) The design of the exterior and interior make it a Moderne style example of a 1930s airport terminal building.

- Municipal Hangar at Shoreham Airport (Grade II Listed)

'As a relatively uncommon VR2 hangar design... the essential structure and form of the mid-1930s hangar is original. The hangar has special group value for its relationship with the contemporary Modern Movement style designated terminal building. These are the only two original buildings at the airport and their functional interdependence remains clear, as does the deferential yet confident way the massive hangar sits beside the terminal.' (NHLE List Entry, 2017)

- 3.5.2 Overall the airfield was historically used for military purposes during the First and Second World Wars, and a number of undesignated pill boxes survive along the eastern boundary of the airport, along the western bank of the Adur.
- 3.5.3 In relation to setting the designated assets at the airport are experienced within an area that is surrounded by later airport buildings, car park and access roads. The runway and aeroplane taxi routes are laid out on a flat area of open ground to the north of the airport buildings, which provides visual access across the landscape to the north and east.
- 3.5.4 It was not designed as a visual monument with setting in mind and the value of the airport as a whole is tied almost exclusively to its history and use as an airport (being still a working, regional airport) as opposed to the setting in which it lies.
- 3.5.5 It should be pointed out that the development site is located c. 1.15km to the north-east of the airport buildings and is not considered to fall within the setting of the airport, due to the distance between the two sites. Indeed, from the Airport Buildings, the proposed development site merges in with the surrounding landscape and residential development of Old/New Shoreham and the elevated section of the A27 (Photo 5).



Photo 5. View from upper floor (external staircase) of Airport Building towards proposed development site

3.6 Old Shoreham Conservation Area

- 3.6.1 The southern site boundary and southern part of the eastern boundary are directly adjacent to the boundary of the Old Shoreham Conservation Area.
- 3.6.2 The Conservation Area is designated based on the location of the historic core of the village, as a recognition of the quality and architectural merits of the historic parts of Old Shoreham. The Conservation Area also contains the Grade I Listed Church of St Nicolas and the Grade II* Listed Old Shoreham Bridge (discussed separately).
- 3.6.3 The setting of the Conservation Area is mixed residential. There is no singular architectural style linking the buildings together; the church and many of the historic buildings (e.g. Old Shoreham Farmhouse; DWS434) are built of flint and stone, but other buildings display different architectural styles and materials, such as tile-hung frontages or timber-frame with plaster in-fill (e.g. No. 9 and Hunter's Moon Cottage; DWS 436).



Photo 6. View from southern part of Conservation Area towards the site obscured by bend in the road, looking north



Photo 7. View from southern part of Conservation Area towards the site (centre of picture) with Mill Hill in the distance, looking north

- 3.6.4 The setting of Conservation Areas extends into the wider area beyond the boundary of the Conservation Area itself. As the village expanded over the course of the 20th century with the erection of post-war housing, the village of Old Shoreham was effectively joined with the port town of New Shoreham.
- 3.6.5 In addition, to this urban spread there have also been a range of modern intrusions into the area (e.g. the A27 elevated section and the industrial estate on the western bank of the River Adur). These factors are considered to detract somewhat from the overall historic setting of the Old Shoreham Conservation Area.
- 3.6.6 Nonetheless, while setting does play some part in the overall value of the Old Shoreham Conservation Area it is more in relation to the surviving building stock and history of the designated area that significance is derived.

3.7 Old Erringham Medieval Settlement (Scheduled Monument)

- 3.7.1 The site of Old Erringham Medieval settlement is a designated Scheduled Monument located c. 1.45km to the north of the site. The monument includes a shrunken medieval settlement, incorporating a ringwork, manorial settlement, chapel-of-ease and earthworks representing the tofts and crofts of homesteads. It is *situated on the western slope of a chalk spur which forms part of the Sussex Downs, c. 3km north of the Channel coast at Shoreham*' (NHLE List Entry, 2017)
- 3.7.2 The mapped area of the Scheduled Monument is located on the lower slopes of Mill Hill and *'enjoys extensive views over the River Adur to the west and the coastal plain.'* (WSHER). While the higher ground is visible from within the site, the lower areas are shielded from view by the elevated section of the A27 by-pass and areas of vegetation between the two points.
- 3.7.3 The shrunken settlement at Old Erringham represents the predominant, nucleated form of medieval rural settlement within the eastern Wessex region. It survives well, despite some later disturbance by modern development, and contains both standing buildings and substantial earthworks.
- 3.7.4 The setting of the medieval settlement relates to the landscape, its location in a prominent location on the hillside and adjacent to the river. While views across the landscape would have contributed to the original significance of the historical setting of the monument, these views have been significantly altered since the medieval period. The embankment of the river during post-medieval period, altered the course of the river, and the modern cutting through of the landscape by the A27 by-pass and construction of the elevated section, has resulted in a loss of physical and contextual association with the wider landscape.

4. IMPACT ASSESSMENT

4.1 Predicted Impact of Proposed Development

- 4.1.1 The following assesses the potential impact on the setting of each of the selected heritage assets identified in the document above, and the resulting significance of effect upon that heritage asset.
- 4.1.2 Outline of Proposed Development
- 4.1.3 The outline design proposes the construction of no. 52, three storey houses.
- 4.1.4 The proposed development comprises the construction of a residential development of c. 52 dwelling houses accessed from Steyning Road in the south-east of the site. One row of houses will back onto the river bank at the western limit of the site, while a second row will curve around from the eastern side of the site, mirroring the curve of the adjacent by-pass slip road. A new flood defence is planned to echo this curve at the eastern limit of the site.
- 4.1.5 One row of houses will back onto the river bank at the western limit of the site, while a second row will curve around from the eastern side of the site, mirroring the curve of the adjacent by-pass slip road. A new flood defence is planned to echo this curve at the eastern limit of the site.
- 4.1.6 Despite needing to be three storeys in height to meet the criteria for living space in a flood plain. The houses will most likely be designed with flat or shallow sloping roofs to limit the height of the dwellings
- 4.1.7 Lancing College
- 4.1.8 Assuming this was the case, the houses would be visible from the Lancing College complex but would be partially hidden behind the existing vegetation and would merge with the existing residential development behind.
- 4.1.9 Photo 8 shows the indicative height of development across the application site, as viewed from Lancing College. Following development, the upper parts of the nave and the tower of St Nicolas Church would still likely be visible from Lancing College.
- 4.1.10 From this distance and the elevated viewpoint of Lancing College, the site appears as a narrow strip of insignificant grassland nestled amongst the modern development on the edge of Old Shoreham, including the mid-late 20th century housing development to the east of the site and the large industrial estate on the western bank of the river. The river bank to the west of the site forms a green band in the distance and this will be unaffected by the proposal
- 4.1.11 However, it should be pointed out that the application site itself is not considered to contribute to the significance of the setting of the college due to the distance between the two points. There also does not appear to be any historical connection between the two sites.
- 4.1.12 In line with Table 2, the magnitude of impact the proposed development will have on the setting of Lancing College is considered to be Low, i.e. '*detectable impacts which alter the baseline condition of...a heritage receptor to a slight degree*'.

4.1.13 In Line with Table 3, this results in a Moderate significance of effects on setting of Lancing College.



Photo 8. View towards site from Lancing college showing indicative height of proposed new housing (dotted red line)

4.1.14 The proposed development is considered to have a degree of impact upon the open views from Steyning Road and some parts of the Conservation Area, to the west across the Adur towards Lancing College. Photo 9 shows the view from Steyning Road towards Lancing College in the distance. The construction of the proposed dwellings on the low-lying application site will obscure views from Steyning Road, but the outline design includes raised access along the flood bunds (Fig. 2), which will enable clear views across the river from a range of possible vantage points.

4.1.15 In line with Table 2, the proposed development would result in a Medium adverse impact to the open aspect of views from Steyning Road and the Conservation Area, and particularly the view afforded to Lancing College. This is considered to be offset to a degree by the reinstatement of the views from the vantage of the proposed riverside footpaths on the flood bunds. When these views are reinstated the revised magnitude of impact could be considered to be Low.

4.1.16 In line with Table 3, this results in a Moderate significance of effects on the views to Lancing College.



Photo 9. View to Lancing College from the east boundary of the application site. Looking West

4.1.17 Church of St Nicholas

4.1.18 Owing to the location of the application site within the wider setting of the Church of St Nicholas, any unsympathetic development would likely be considered to impact the significance of the setting. Depending on the final designs for the proposed development, the potential impact of development within this site is likely to be considered to have a Low to Medium Impact upon the setting of the Church of St Nicholas.

4.1.19 In line with Table 3, this results in a Moderate to Minor significance of effects on the setting of the Church of St Nicholas.

4.1.20 Old Shoreham Bridge

4.1.21 The historical setting has been shown to play an important part in the value of Old Shoreham Bridge as a designated asset, that setting been compromised by the construction of the large industrial buildings on the western bank of the River Adur, opposite the site and by the modern concrete bridge carrying the A27 across the river. The eastern bank of the river is lined with 20th century housing development to the south of Old Shoreham Bridge.

4.1.22 It is therefore considered that the proposed development would form a continuation of residential dwellings along the east river bank, merging with the residential development to the east of the site. This would lead to some loss of the undeveloped and open riverside appearance of the east bank setting of the bridge. Therefore, in-line with Table 2, the proposed development is considered to have a Low to Medium magnitude of impact upon the setting of Old Shoreham Bridge.

4.1.23 Old Shoreham Airport

4.1.24 From the Airport Buildings, views of the proposed development site merge with the surrounding vegetation, residential development of Old/New Shoreham and the elevated section of the A27. Therefore, the proposed development is considered to have a Negligible impact upon the setting of Shoreham Airport, in-line with Table 2.

4.1.25 Old Shoreham Conservation Area

4.1.26 The heritage value of the Old Shoreham Conservation Area is in relation to the surviving building stock and history of the designated area, notably the historical boundaries of Old Shoreham before it was engulfed in urban sprawl.

4.1.27 The development of new residential houses on the extreme western limit of the Conservation Area is considered to have a Low magnitude of impact upon the setting of the Old Shoreham Conservation Area (in line with Table 2), which is almost entirely surrounded by modern development on other sides. It is accepted that the new development will have an impact on the views to the west (see section 4.1.14 – 16 above).

4.1.28 This results in a Moderate significance of effects on the setting of the Old Shoreham Conservation Area, in line with Table 3.

4.1.29 Old Erringham Medieval Settlement

4.1.30 The proposed development site is separated from Old Erringham Medieval settlement both by distance and by landscape type, as well as by the physical presence of the A27 by-pass. The application site is not considered to contribute to the significance of the setting of the Medieval settlement. The proposed development is therefore considered to have No Impact upon the setting of Old Erringham Medieval settlement.

4.2 Conclusion

4.2.1 This report has been produced to inform the decision-making process of the LPA and of Historic England. The report has assessed the impacts the proposed development would have on the selected heritage assets.

4.2.2 Overall the report concludes that the development would have a Moderate to Minor significance of effects on the settings of the selected heritage assets, except for Old Erringham Medieval Settlement which is considered to have no impact, and the Airport which is considered to have a negligible impact.

5. REFERENCES

5.1 Documentary & Cartographic Sources

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5.2 Online Sources

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- National Planning Policy Framework
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- Planning (Listed Buildings and Conservation Areas) Act, 1990
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Appendices

Appendix 1 Planning Policy

Introduction

The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

Statutory Protection for Heritage Assets

Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.

Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.

The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

National Planning Policy

The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.

One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "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."

A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be.

With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.

Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.

Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

It also advises that where a proposal involve 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 securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Local Planning Policy - Adur and Worthing District Local Plan (1996 -2006 saved Policies)

The Adur and Worthing District Council Local Development Plan was adopted in 1996 and designed to last until 2006. The local planning team are currently producing the Local Development Framework, which will eventually replace the Local Plan (1996). Currently there are saved policies from the Local Plan (1996) that are consistent with the NPPF and these will form part of the forthcoming Local Plan. The saved policies relevant to this Heritage Statement are as follows:

Part 7 – The Built Environment

Aim

To protect archaeological resources and to protect and improve the built environment, particularly that which is of historic, architectural or local interest

POLICY AB3

Planning permission will not be granted for development which will generate a level of traffic flow, or other activity, likely to affect adversely the character of the Conservation Area

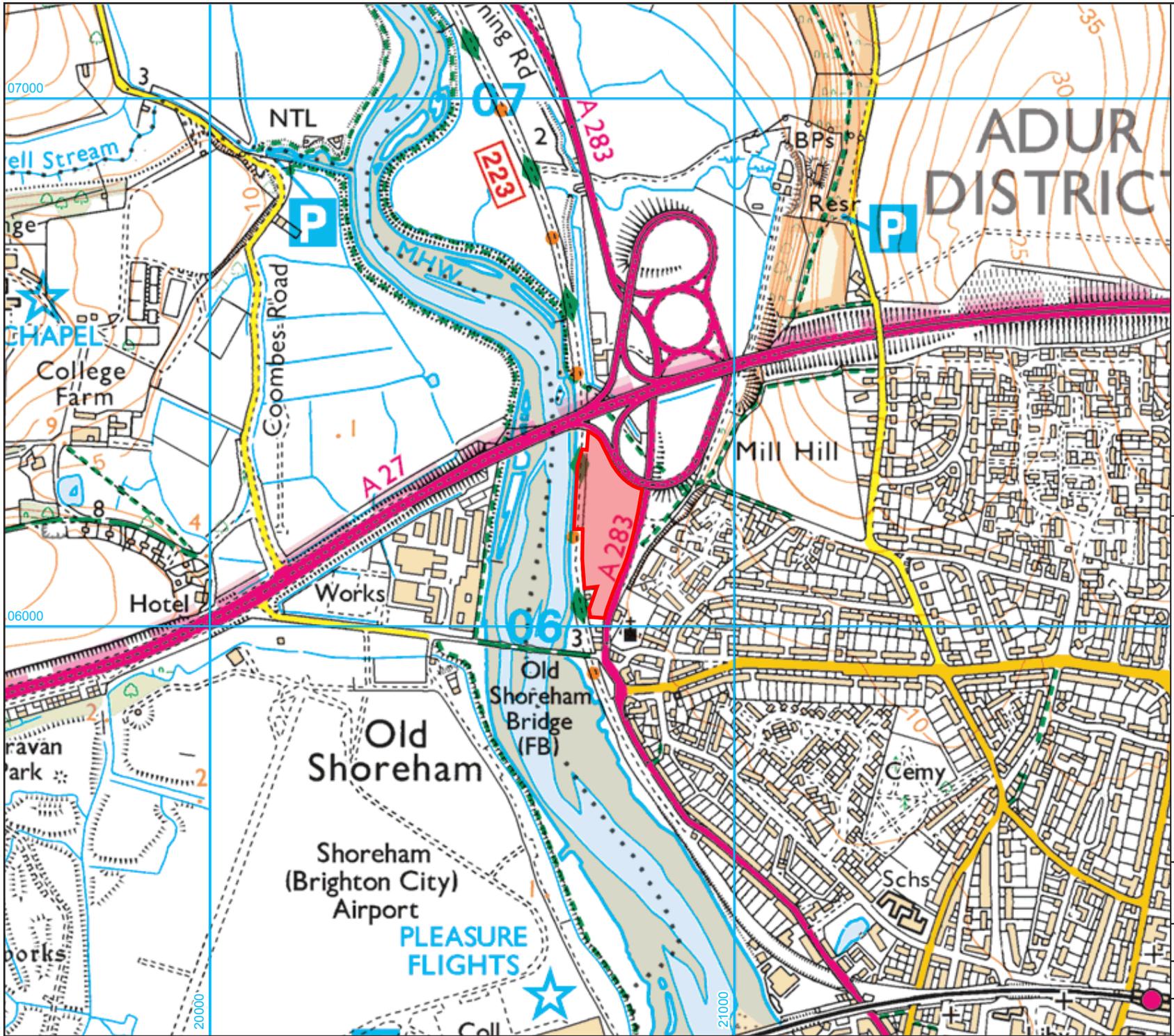
POLICY AB11

Where proposed new development is located within the setting of a Listed Building the District Planning Authority will require that the design and materials do not adversely affect the setting. New development which would adversely affect the setting of a Listed Building will not be permitted.

POLICY AB16

In order to protect and enhance the important amenity value of the River Adur, development which adversely affects views along and across it between the Surry Hard and the A27 will not be permitted.

Opportunities will be taken, when considering development proposals, to improve the river scene.



KEY

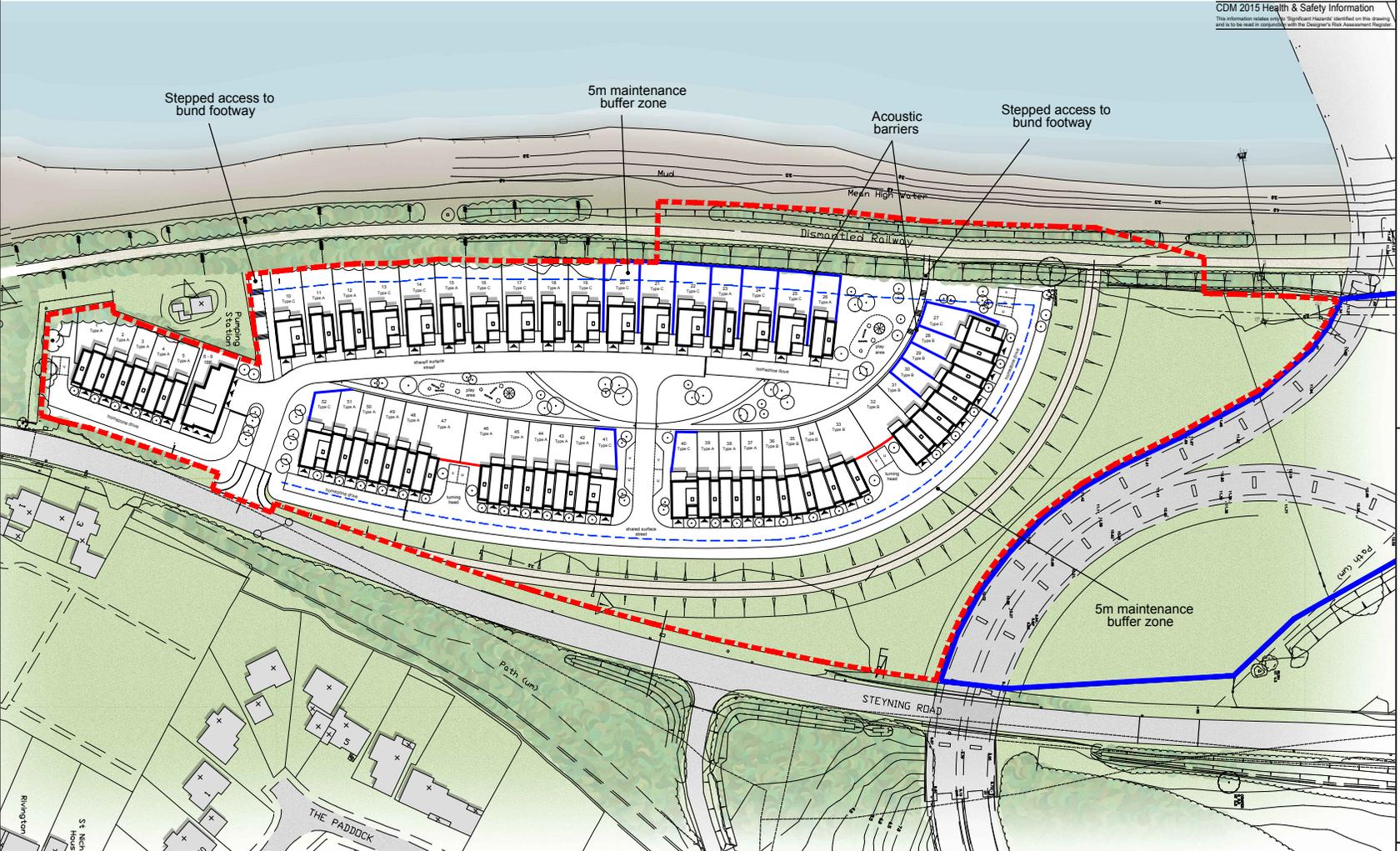
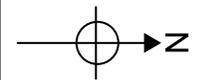
Site Boundary

0 500m

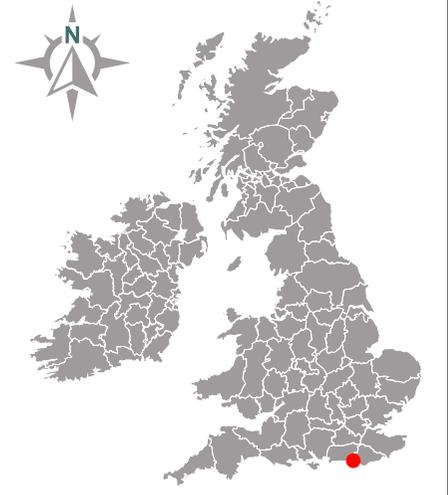
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Figure 1: Site Location

Project: Steyning Rd, Shoreham	
Date: 27/09/17	Job No: 60144
Drawn by: PL	Approved by:



CDM 2015 Health & Safety Information
 This information relates only to 'significant' locations identified on this drawing and is to be read in conjunction with the Designer's Risk Assessment Register.

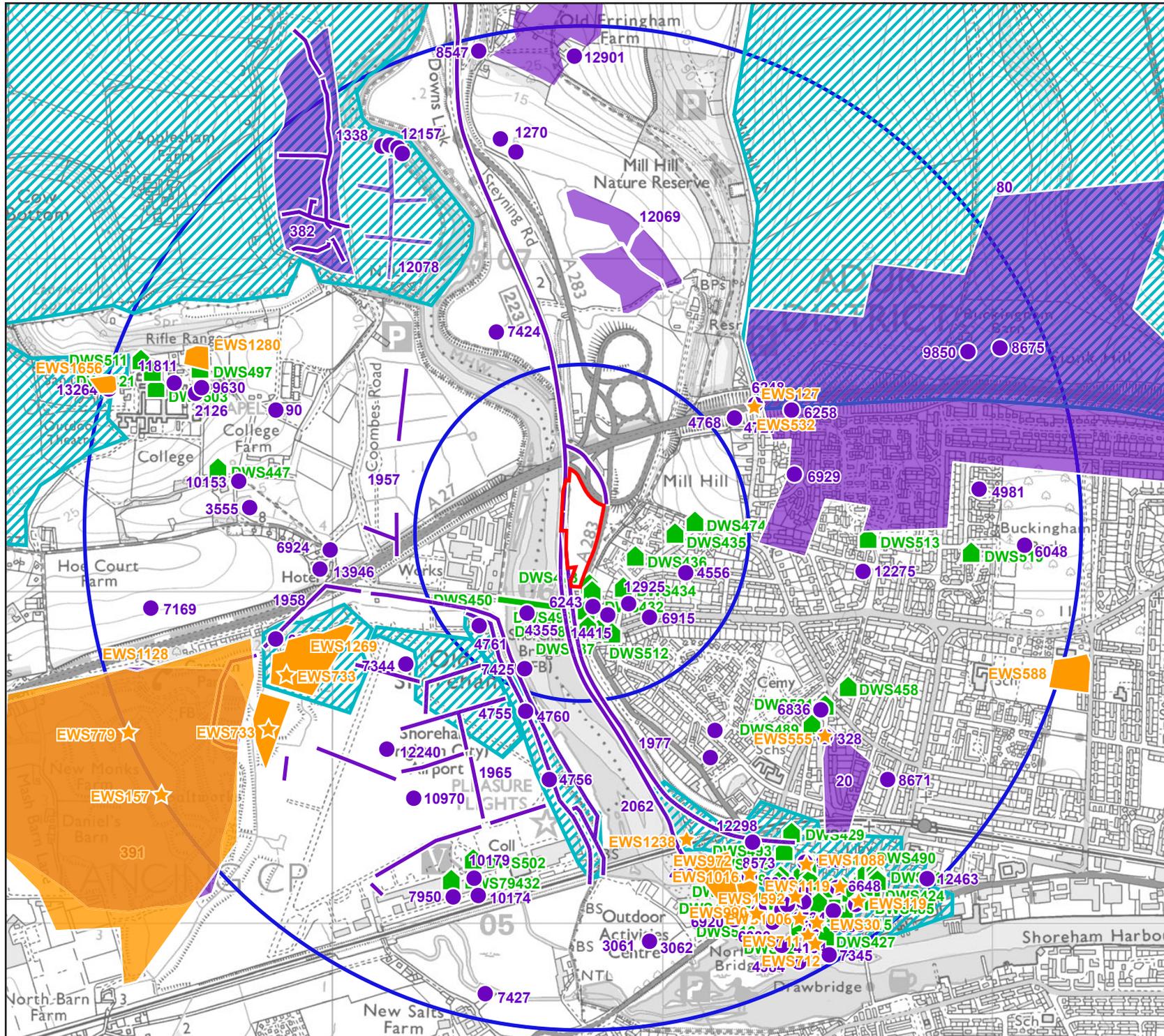
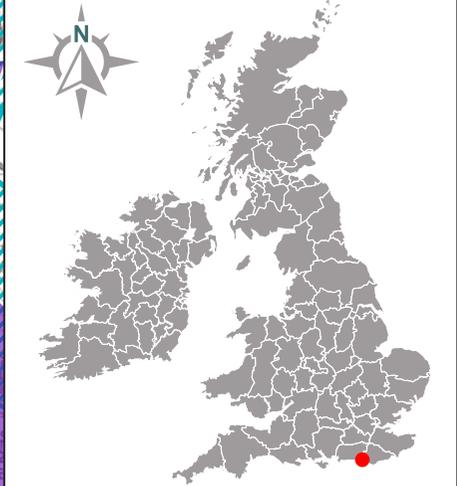


KEY
 Site Boundary



Figure 2: Proposed Development

Project: Steyning Rd, Shoreham	
Date: 09/10/17	Job No: 60144
Drawn by: PL	Approved by:



KEY

- Site Boundary
- Search Area (1.5 km)
- Scheduled Monument
- ▲ Listed Building
- ★ Archaeological Event
- Archaeological Notification Areas

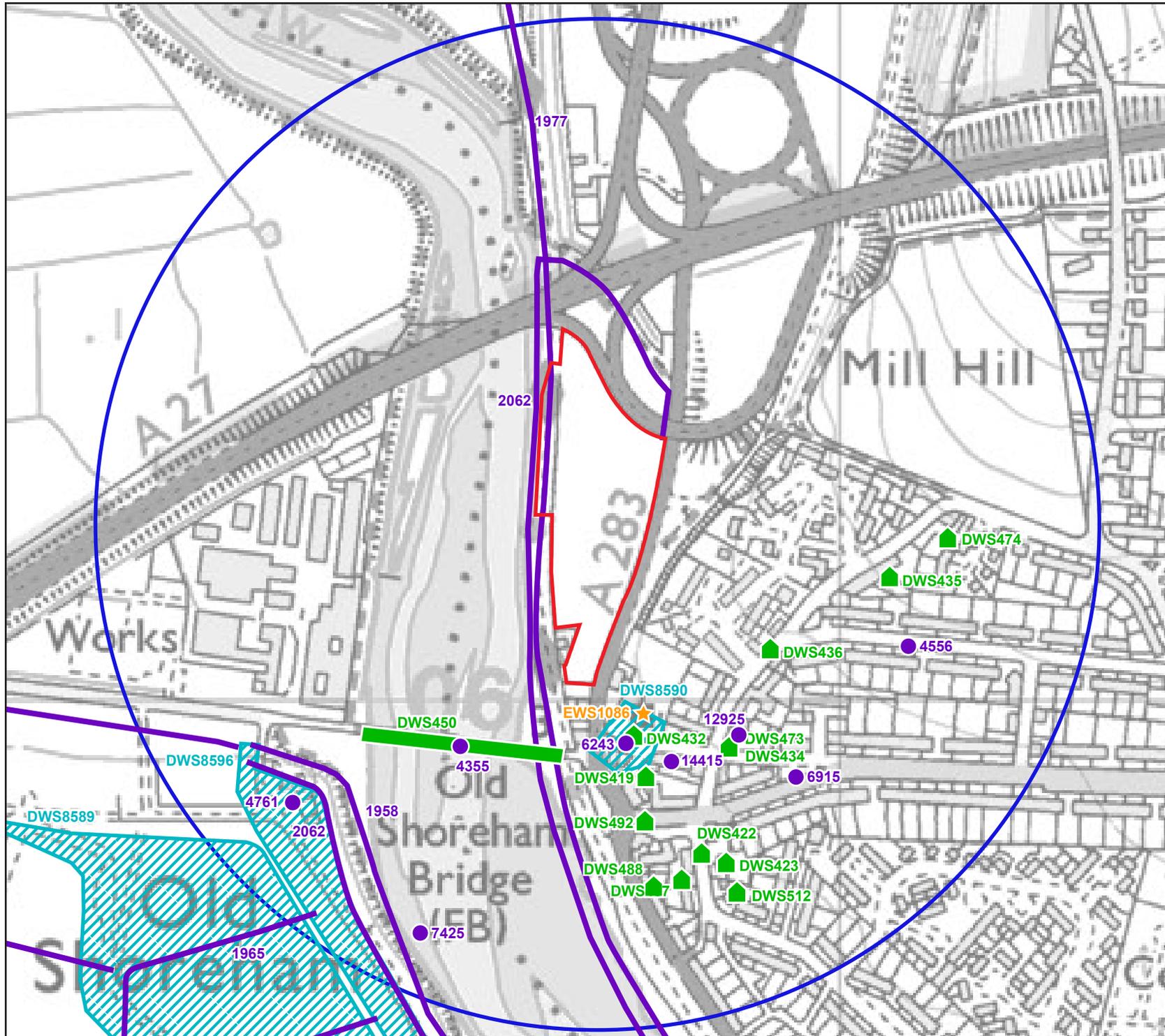
Not to scale

Figure 3: Designated Heritage Assets Map

Project: Steyning Rd, Shoreham

Date: 09/10/17 Job No: 60144

Drawn by: PL Approved by:



KEY

- Site Boundary
- Search Area (1.5 km)
- Scheduled Monument
- Listed Building
- ★ Archaeological Event
- Archaeological Notification Areas

Not to scale

Figure 4: Designated Heritage Assets Map (500m)

Project: Steyning Rd, Shoreham

Date: 09/10/17

Job No: 60144

Drawn by: PL

Approved by:



KEY

- Site Boundary
- Search Area (1.5 km)
- Viewshed

Figure 5: Viewshed Analysis

Project: Steyning Rd, Shoreham

Date: 27/09/17

Job No: 60144

Drawn by: PL

Approved by:

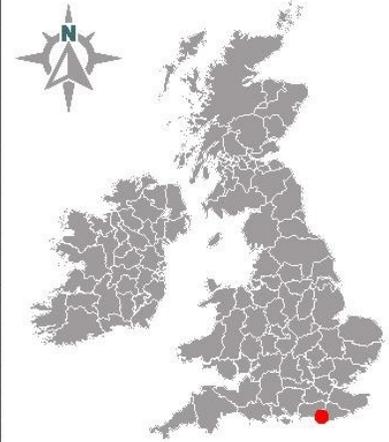


Figure 6: Old Shoreham Conservation Area

Project: Steyning Rd, Shoreham

Date: 27/09/17

Job No: 60144

Drawn by: PL

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