

~ FOREST BARN ~

CASTLE GORING, WORTHING, WEST SUSSEX, BN13 3FD

External and internal works to Forest Barn, reinstatement of southern extension, reconstruction of flint wall, and landscaping and access

HERITAGE STATEMENT INCORPORATING DESIGN AND ACCESS STATEMENT



Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

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ABOUT MANORWOOD

Manorwood is a small team of historic building professionals with varied skills across different areas of the historic environment.

This report has been prepared by Natalie Aldrich, Heritage Consultant and reviewed by Ben Kirk, Managing Director.

Natalie holds a BA(Hons) in History and Politics and a FdSc in Architectural Conservation and is a full member of the Institute of Historic Building Conservation (IHBC) and Practitioner member of the Chartered Institute for Archaeologists (PCIfA). Natalie is a member of the Vernacular Architecture Group (VAG) and has over 10 years’ experience as a Heritage Consultant working on buildings and sites of all types across southern England.

Ben holds an MSc in Timber Building Conservation, completed at the Weald and Downland Museum, and validated by Bournemouth University, and is a full member of the Institute of Historic Building Conservation (IHBC) and a recognised Historic Environment Service provider under the well-established HESPR scheme.

Ben is a member of various groups including the Vernacular Architecture Group (VAG), the Domestic Buildings Research Group (DBRG), and the Wealden Buildings Study Group (WBSG).

Ben has been actively working in the historic environment industry for 15 years on numerous heritage asset projects which include surveying of historic buildings (both domestic and agricultural), preparation of schedules of works and detailing of repairs. Ben oversees numerous applications for Planning permission and Listed Building Consent and has built solid working relationships with Conservation Officers at a number of Authorities across the South East.

As a company Director at Manorwood, Ben has overseen works to historic buildings carried out by a skilled network of sub-contractors including the timber restoration at Charleston Farm barns in Firle and the re-erection of historic buildings at the Weald and Downland Living Museum near Chichester, both which received awards from the Sussex Heritage Trust.

As a company Manorwood have provided various historic environment services to a number of Country Estates across the South East including the Lydhurst Estate, the Borde Hill Estate, the West Dean Estate and a number of projects on the Wiston Estate where Manorwood continue to provide consultancy advice on redevelopment and reuse of various areas.

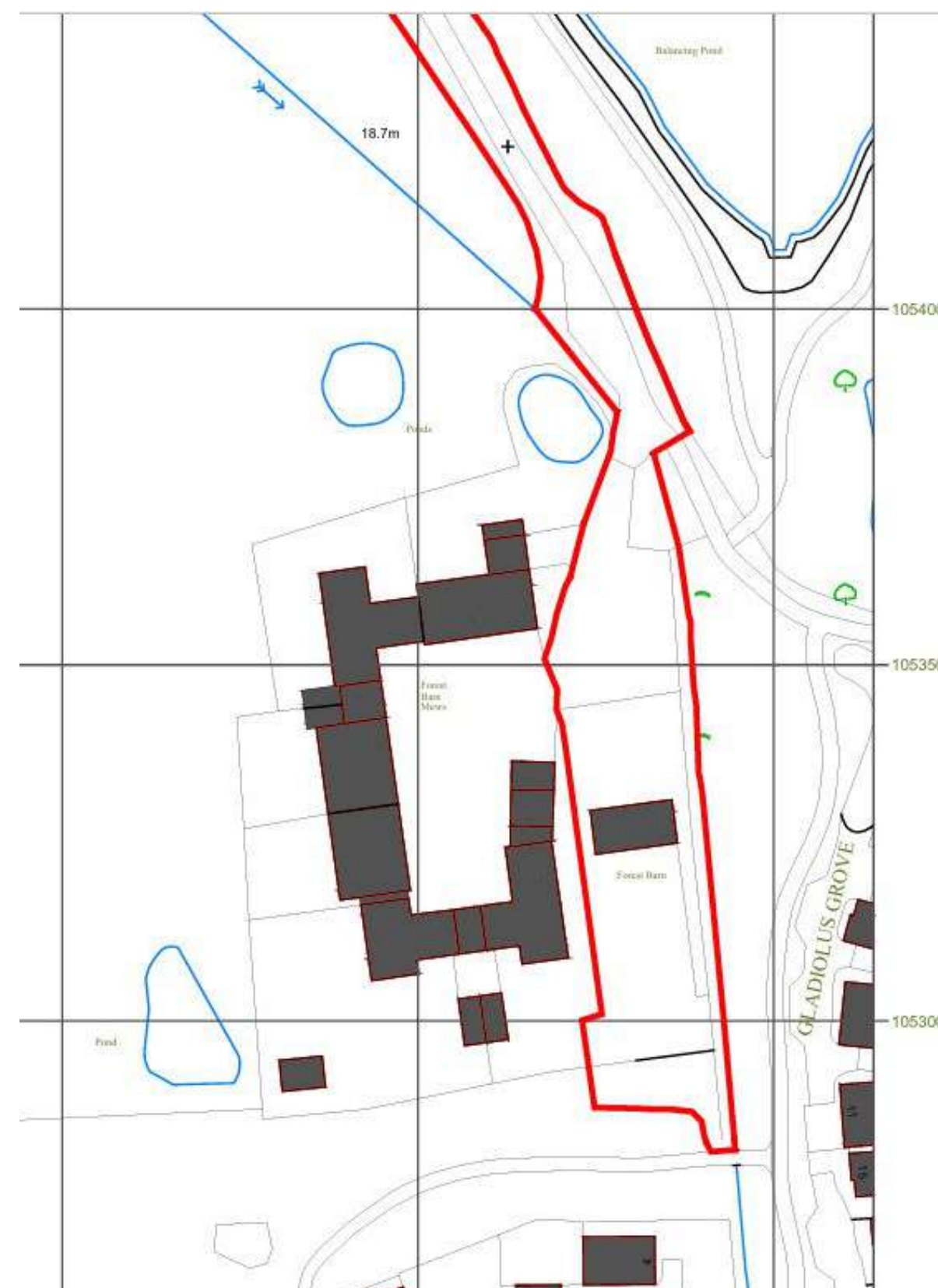
Most recently Manorwood completed the sensitive restoration and conversion of the magnificent 15th century barn for Nyetimber Vineyards in West Sussex.

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1 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Natalie Aldrich, IHBC, PCIfA, on behalf of Manorwood, to accompany a Planning application in relation to proposals at Forest Barn, Castle Goring, Worthing.
- 1.2 Forest Barn is a former farm building which was part of Forest Farm in the Castle Goring Estate. Built in the late 18th or early 19th century, it is the only remaining of the former farmstead. It was converted to a two-storey dwelling in the 1980s.
- 1.3 Forest Barn is not a designated heritage asset; however, it has been identified as a non-designated heritage asset by the LPA. It is not included in Worthing Borough Council's Worthing Local Interest Study document of February 2023. Forest Barn is located c.50m south-east of the Castle Goring Conservation Area.
- 1.4 The 21st century planning history of Forest Barn includes proposals for its demolition and replacement by a terrace of four dwellings (AWDM/1471/22) and its extension and erection of a detached chalet bungalow in its grounds (AWDM/0183/24). Both planning applications were refused.
- 1.5 The present planning application seeks permission for the reinstatement of a southern extension to Forest Barn, internal works to the Barn and general internal and external repairs, the addition of a dormer and porch to the north elevation, the rebuilding of the flint wall to the north, and landscaping works.
- 1.6 This Heritage Statement includes an assessment of the heritage interest, or significance, of Forest Farm as a building which has been identified as a non-designated heritage asset, including how its setting may contribute to significance. This report also includes an assessment of the Castle Goring Conservation Area and how Forest Barn contributes to its setting.
- 1.7 The report also includes an assessment of impact, which evaluates the potential effect of the proposed scheme on the significance of the heritage assets identified. It sets out any mitigation measures incorporated into the scheme which seek to minimise or remove any potentially adverse impacts. This approach to impact assessment is required to comply with the provisions of the Planning (Listed Buildings & Conservation Areas) Act 1990, the National Planning Policy Framework (NPPF, 2024), and the requirements of the Local Planning Authority.
- 1.8 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with paragraph 207 of the National Planning Policy Framework (NPPF, 2024) as has the National Heritage List for England (NHLE). Historic maps have been consulted to better understand the development of the site. The maps are included in Section 4 of this report.
- 1.9 The remit of this Heritage Statement is the built historic environment. It does not include any below ground archaeological assessment.



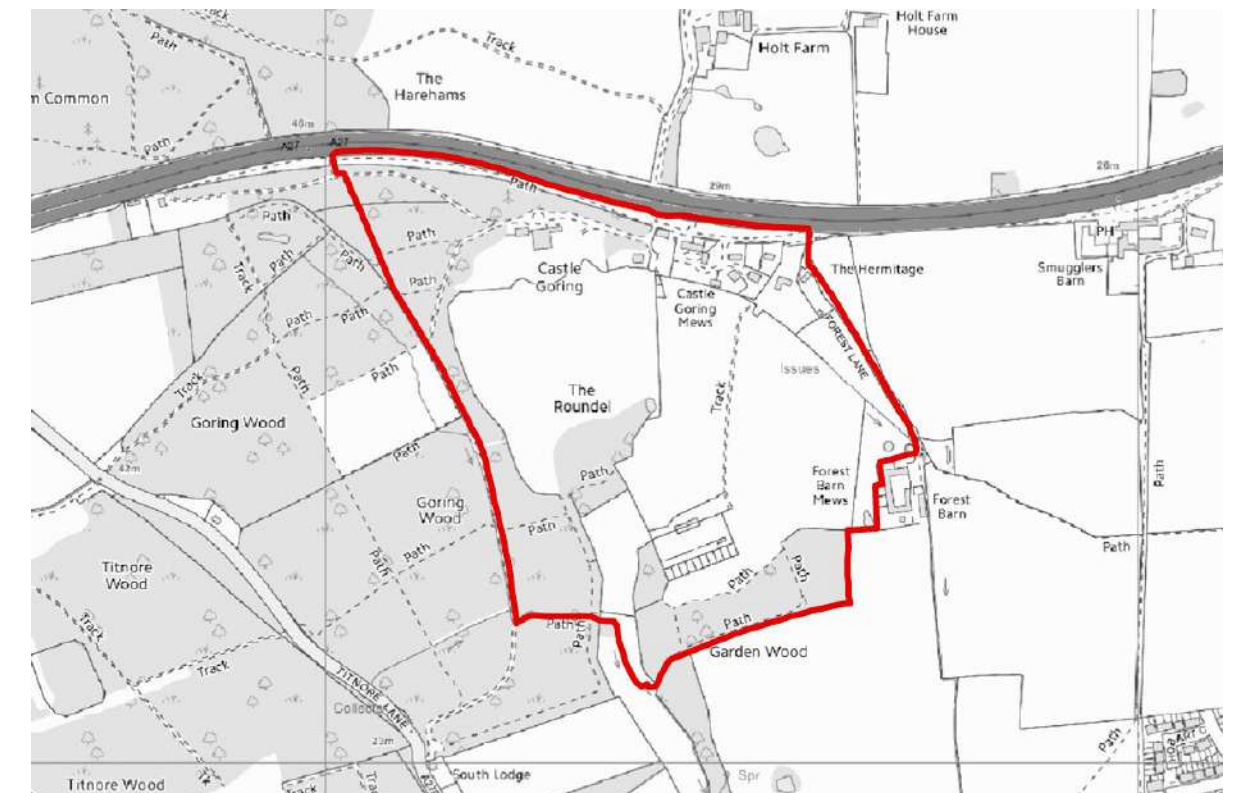
Location of the application site

2 HERITAGE ASSETS AND DESIGNATIONS

- 2.1 Forest Barn is not a designated heritage asset, and the application site does not contain any designated heritage assets. Forest Barn is a late 18th or early 19th century former farm building which is faced in flint with brick detailing. It is a rectangular building on an approximate east-west axis and until c.2023 it included a south range which was a single storey construction of flint, brick and timber. Internally, Forest Barn retains substantial timber ceiling beams, panelling and a staircase with decorative balustrading. Converted in the 1980s, it possesses modern fabric and features including dormers and a large brick chimney stack.
- 2.2 The LPA identified Forest Barn as a non-designated heritage asset as part of the decision-making process relating to a planning application for the proposed demolition of the barn in 2022 (reference AWDM/1471/22). In 2022 Historic England, on behalf of the Secretary of State, assessed Forest Barn for potential statutory designation as a listed building; Forest Barn was not subsequently designated as such.
- 2.3 The West Sussex Historic Environment Record records Forest Barn as part of a historic farmstead dating to the 19th century (HER reference MWS10607). The HER also records an archaeological evaluation at Forest Barn being undertaken at Forest Barn prior to the construction of Castle Goring Mews to the west in the early 21st century. The evaluation identified several walls relating to 19th and early 20th century buildings and associated features (HER reference MWS11938).
- 2.4 Forest Barn is located c.50m south-east of the boundary of the Castle Goring Conservation Area.



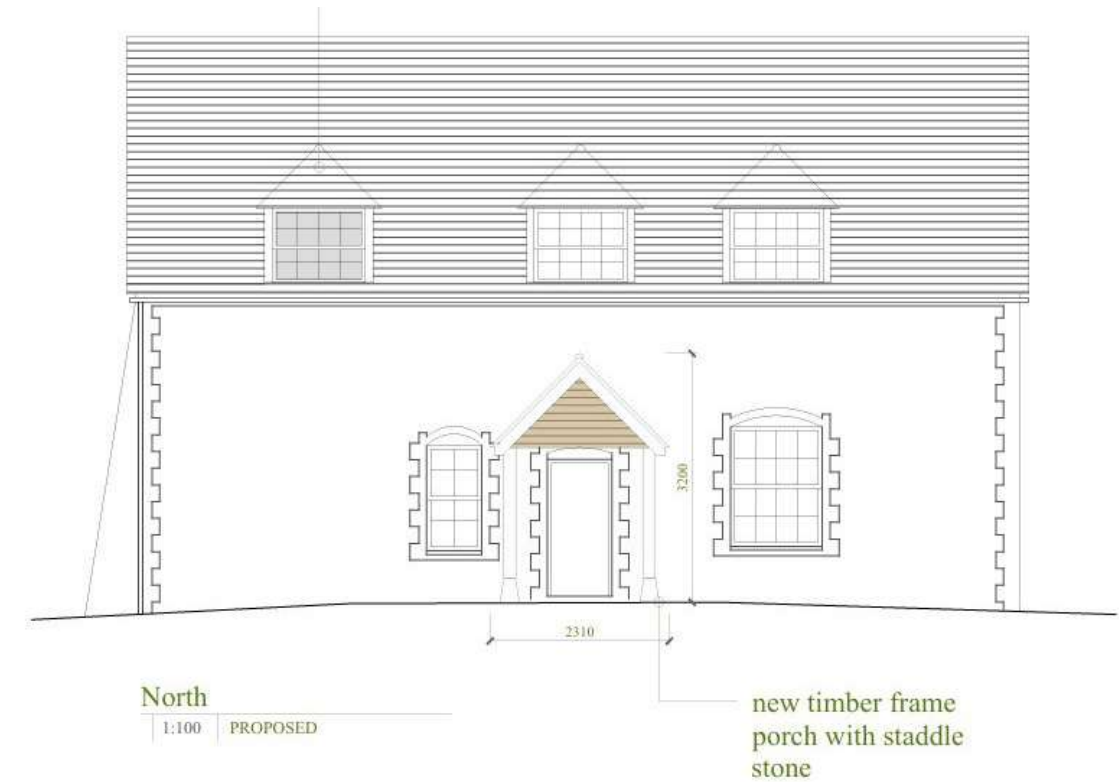
South elevation of Forest Barn, 2026



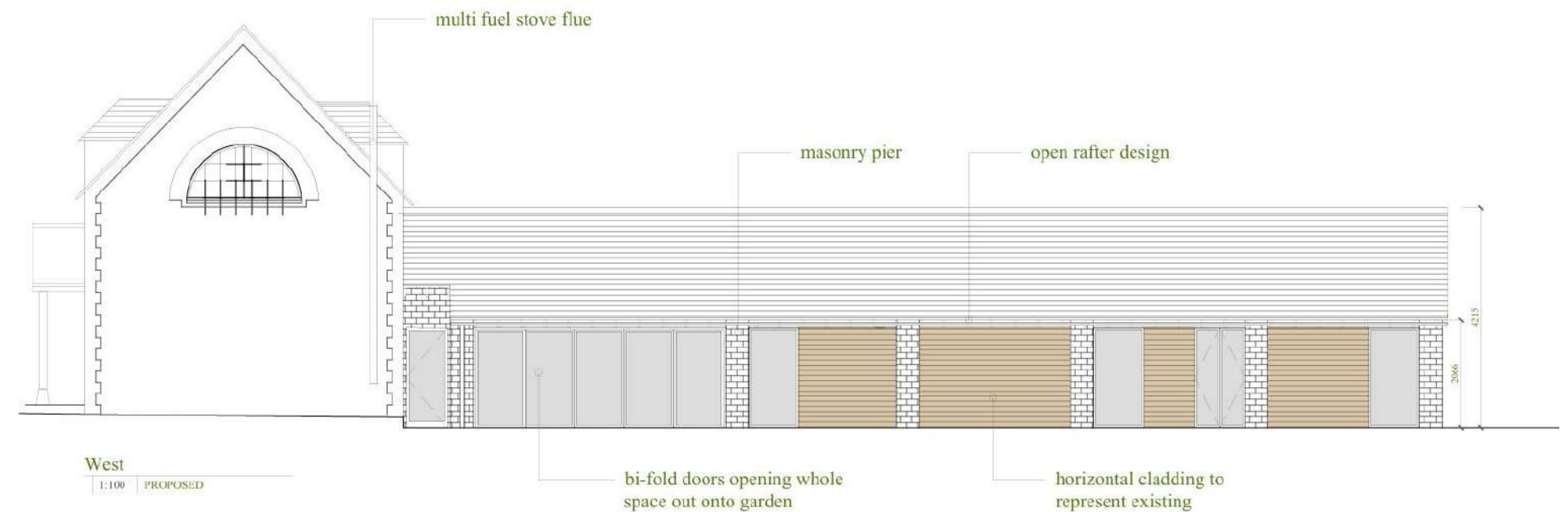
Map of Castle Goring Conservation Area (red boundary); Forest Barn is to the south-east, beyond its boundary

3 PROPOSALS

- 3.1 The proposed development comprises the retention of the extant Barn and the reconstruction of the recently lost south extension. The interior of the extant building would see the retention of the first floor and staircase. The existing windows and doors would be retained. One dormer window is proposed to the first floor to the north elevation as is an open side porch.
- 3.2 The proposed rebuilding of the south extension would incorporate external materials which echo the lost extension; flintwork with brick quoining and timber cladding. The proposed extension would mirror the lost extension in terms of footprint and scale, as evidenced by historic mapping and modern photography.
- 3.3 The recently lost flint wall to the north of Forest Barn would be rebuilt, and the grounds landscaped to the south.
- 3.4 The proposals and their potential impact on the significance of the non-designated Forest Barn and the character and appearance of the Castle Goring Conservation Area, by way of impact on setting, are assessed in Section 6 of this report.
- 3.5 Accompanying documents and plans should be read in conjunction with this Heritage Statement.



Illustrative proposed north elevation



Illustrative proposed west elevation

4 HISTORIC CONTEXT

- 4.1 This section provides the historic context and evolution of Forest Barn and the wider area of Castle Goring based on a site visit and desk-based research. Understanding the history and context of the relevant heritage assets is important to establish their significance and the contribution that their setting makes to their significance.
- 4.2 Forest Barn was constructed around the late 18th century or early 19th century with the former Castle Goring Estate. Castle Goring was built in the 1790s for Sir Bysshe Shelley, a local landowner, and it was a working and farmed estate. The Ordnance Survey Drawing of 1806 gives an indication of the structures and landscape of Castle Goring in the early 19th century; it illustrates three structures to immediate west of a route running south from 'Goring Lodge', with the walled garden to Castle Goring to the west of these. The details of the structures east of the walled garden are not clear; one may accord with the present building of Forest Barn.
- 4.3 By the late 1830s and the production of the Tithe map for the parish of Goring, a clear group of farm buildings arranged around a central yard had been established. Recorded as 'Farm buildings and yard' they were in the ownership of Sir Timothy Shelley, who held Castle Goring.
- 4.4 By the late 19th century, the farm buildings had evolved, and an extension had been added to the south-eastern structure by the 1870s. Recorded in the Valuation Office Survey of 1910-1915, the series of farm buildings included a brick and flint stable (P), brick and flint shed (Q) and brick and flint cart shed (R) at the south-east of the yard, south of two barns and a shed. A detached brick, flint, and slate Cottage (T) was situated to the west and appears to have existed by at least 1839. All the buildings were assessed as being in a fair condition. Mapping of the late 19th and 20th century indicates that the cart shed was open sided to the west elevation.
- 4.5 The farm buildings were recorded in the early 1970s as Forest Farm but by the end of that decade the Cottage to the west and a number of the earlier farm buildings had been demolished. The stable, shed and cart shed at the south-east of the farmyard remained into the 21st century.
- 4.6 In the 1980s, the barn, described as derelict, was converted to a two-storey residential dwelling. At this time, domestic features were added, including a first floor with staircase, a chimney breast, panelling and timber ceiling beams.
- 4.7 In 2005 permission was granted for the construction of six residential dwellings in a courtyard form, to the west of Forest Barn.
- 4.8 In the second decade of the 21st century, the expansion of Worthing from the south-east reached Forest Barn as residential development was permitted to the south and east (reference 11/0275/OUT) north-east (reference AWD/1882/16) resulting in c.1000 homes.

- 4.9 Assessed in 2022 by Historic England, Forest Barn consisted of the original east-west range and the later 19th century south extension, although the assessment recorded that 'almost the entire roof of the south extension has been lost'. Sales particulars of the time illustrate the condition of the building.
- 4.10 By 2024 the south extension had been lost as had an earlier flint boundary wall to the north.



Extract of Ordnance Survey Drawing, 1806, indicating the approximate location of Forest Barn (Old Maps Online)



Extract of Tithe map for the Parish of Goring-by-Sea, 1839, indicating the location of Forest Barn (The Genealogist)



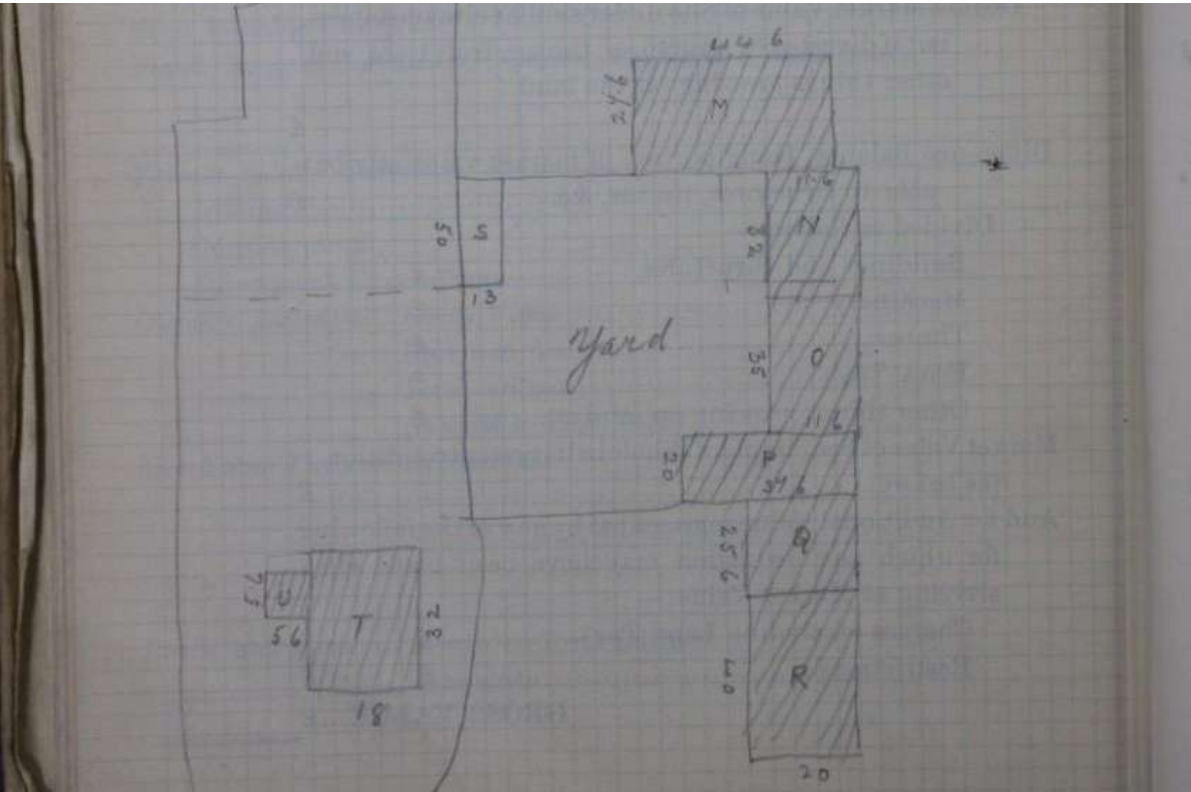
Extract of Ordnance Survey map, 1875, published 1879 indicating the location of the Forest Barn (National Library of Scotland)



Extract of Ordnance Survey map, 1896, published 1898 indicating the location of the Forest Barn (National Library of Scotland)



Extract of Ordnance Survey map, 1932, published 1934 indicating the location of the Forest Barn (National Library of Scotland)



Valuation Office Survey record and plan of Forest Farm (recorded under Forest Farm Cottage) c.1912 (The Genealogist)

Index letter	Description of Buildings	Dimensions			Cubical Contents	Condition	Remarks
		Frontage	Depth	Height			
M	Bk of flint wtd & tiled barn	44.6	27.6	20		fair	
M	Bk of flint wtd related barn	32	11.6	20		"	
O	Bk of flint tiled shed	35	11.6	12		"	
P	stable	37.6	20	18		"	
Q	dashed	25.6	20	10		"	
R	cart shed	40	20	10		"	
S	Wd & corr iron shed	50	13	8		"	
T	Bk of flint related cottage	32	18	20		"	
U	do to auto	5.6	5.6	7		"	

Valuation Office Survey record and plan of Forest Farm (recorded under Forest Farm Cottage) c.1912 (The Genealogist)



Extract of Ordnance Survey map, 1968-71, published 1973 indicating the location of the Forest Barn (National Library of Scotland)



Aerial imagery, 2007 indicating the location of the Forest Barn (Google Earth Pro))

- 5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal. The following section is an assessment of the significance of the heritage assets in proximity of the application site which may be considered sensitive to the proposed development
- 5.2 Significance (for heritage policy), as defined in the NPPF (Annex 2: Glossary), is used to describe the heritage interest of an asset to this and future generations. This interest may be archaeological, architectural, artistic, or historic. Significance derives not only from a heritage asset's physical presence but also from its setting.
- 5.3 The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed, can extend beyond the asset's curtilage, and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance, or may be neutral (NPPF, Annex 2: Glossary).
- 5.4 The NPPF introduced the concept of interests to assess the significance of heritage assets, and the PPG (Paragraph: 006 Reference ID: 18a-006-20190723) provides interpretation. These interests are also set out in Historic England guidance (*Statements of Heritage Significance: Analysing Significance in Heritage Assets*, Historic England Advice Note 12, 2019), which echoes the definitions set out in national policy and guidance on the historic environment:
- **Archaeological interest:** there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
 - **Architectural and artistic interest:** these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship, and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.
 - **Historic interest:** an interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 5.5 The above criteria reflect NPPF terminology and previous Historic England guidance (*Conservation Principles: Policies and Guidance*, English Heritage, 2008), which proposed values to assess heritage significance (Evidential, Historical, Aesthetic, Communal).
- 5.6 This assessment of significance has been used to inform the proposals in order to minimise impact on the special interest of the listed building, and, where possible, to take opportunities to enhance its special interest.

FOREST BARN

ARCHAEOLOGICAL INTEREST

- 5.7 A heritage asset will hold archaeological interest if it contains, or has the potential to contain, evidence of past human activity worthy of expert investigation.
- 5.8 While Forest Barn retains a degree of historic fabric, the level of modernisation and loss has eroded any archaeological interest. An archaeological excavation completed in 2006 in advance of the construction of Castle Goring Mews concluded limited interest, relating to 19th to early 20th century features likely to be farmyard building, and as such, Forest Barn retains only minimal archaeological interest.

ARCHITECTURAL AND ARTISTIC INTEREST

- 5.10 Architectural interest arises from design, craftsmanship, materials, and construction, whether the result of conscious design or vernacular evolution. Artistic interest concerns human creative skill and aesthetic quality, whether expressed through design, composition, or craftsmanship.
- 5.11 Forest Barn possesses as simple architectural form, with traditional flintwork and brick quoining. This materiality and appearance attests to its functional function, however it now presents more as a residential building as a result of its conversion in the 1980s. The ability to understand its historic and original form and function, associated with adjacent farm buildings, is largely lost. Its design intent and architectural interest have therefore been diminished.

HISTORIC INTEREST

- 5.12 Historic interest relates to how a heritage asset illustrates or is associated with past lives, events, or developments in society, economy, or culture.
- 5.13 The association of Forest Barn with the former farmyard and agricultural context of the yard, as part of the working and farmed estate of Castle Goring provides a degree of historic interest. As the sole surviving element of the former farmyard, it holds interest, despite it not being in agrarian use since conversion in the 1980s.

SETTING OF THE HERITAGE ASSET

- 5.14 Annex 2 of the NPPF (2024) defines the setting of a heritage asset 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."*
- 5.15 The surroundings of Forest Barn, how the building is experienced today, and the expansion and development of Worthing from the south-east has fundamentally altered the setting of Forest Barn. The loss of the wider farmyard through the 20th century, including more recently, the southern extension of the extant structure, and the construction of Castle Goring Mews (which does not reflect the former farmyard form) have altered the legibility of Forest Barn, its place in the farmyard, and relationship with the Castle Goring Estate.



Interior of Forest Barn, 2022. The 1980s chimney breast, panelling and beams are seen (<https://www.onthemarket.com/details/11328143/#/photos/5>)



Interior of west elevation; the historic form and fabric is evident, with the later inserted timbers of the first floor above having interrupted the interior space



Forest Barn from the south, prior to the loss of the southern extension, 2022 (<https://www.onthemarket.com/details/11328143/#/photos/2>)



South elevation of Forest Barn; the ghost of the recently lost south extension is seen in the flintwork

CASTLE GORING CONSERVATION AREA

- 5.16 The Castle Goring Conservation Area was designated in 1997 and encompassed the Grade I listed Castle Goring House and buildings to the east along Castle Goring Way. Its boundary was extended in 2016 to incorporate the landscape and grounds of the House to the south, including the Grade II listed walled garden at Castle Goring. The boundary now reaches the north and west of Castle Goring Mews. The Castle Goring Conservation Area Character Appraisal and Management Plan (South Downs National Park Authority, 2016), and summarises the significance of the Conservation Area as deriving from:
- its survival as an example of a small country estate which retains various elements including a main house, estate buildings and landscape features, which characterise such 18th and 19th century establishments
 - Its associations with the development of Worthing and with John Biagio Rebecca as architect of the main house, as well as association with the Shelley's a prominent local family
 - as a working and farmed estate, which continues to be reflected in the surviving working buildings, largely now converted, including the walled garden, stables, granary, sawmill and brickyard. The built form, alongside the surrounding and encompassing landscape contributes to the understanding of the whole historic assemblage
 - Castle Goring House itself as a unique combination of neo-classical and castellated style.
 - its location on the south facing slopes of the Downs, as part of the pattern of genteel development along the Hastings - Chichester road
- 5.17 The setting of the Conservation Area helps encompass the historic estate, allowing the relationship of the various elements and features which contribute to its significance to be appreciated. The A27 Arundel Road to the north and the expansion of Worthing to the east and south supports this containment and contrasts with this historic form. While beyond the Conservation Area and now separated from the estate by the modern development of Castle Goring Mews, the former farm building of Forest Barn retains a historic link with the estate buildings and landscape and forms a small element of the setting of the Conservation Area and how its significance is understood.

- 6.1 This section appraises the impact of the proposed works on the significance of the non-designated heritage asset of Forest Barn and the Castle Goring Conservation Area by way of impact on its setting. The proposals comprise the reinstatement of a southern extension to Forest Barn, internal works to the Barn, the addition of a dormer and porch to the north elevation, the rebuilding of the flint wall to the north, and landscaping works.
- 6.2 Relevant legislation and national and local planning policy relating to the management and development of the historic environment is set out in Appendix 1 at the end of this report.
- 6.3 The proposals would ensure the existing Barn is retained. Forest Barn is the only surviving element of the historic farmyard which formed part of the Castle Goring estate until the second half of the 20th century as a working agricultural entity. Since its conversion in the 1980s, the southern extension, formerly comprising a shed and cart shed, has been lost. Retaining Forest Barn would help preserve the non-designated heritage asset and its use as residential accommodation would continue its most recent function.
- 6.4 It is proposed to rebuild the recently lost southern extension which would echo the former footprint of the agricultural structures, as evidenced from the Valuation Office Survey recording in c.1912, and from historic photography from recent sales particulars, as well as evidence in the fabric of the retained Barn.
- 6.5 In recreating the historic footprint of the southern extension, the relationship of the extant Barn and its adjacent former agricultural structures to the south would be restored.
- 6.6 The proposals would see the retention of existing window and door openings, with no change to the general degree of internal subdivision of the former residential property as it was when in most recent residential use. The character of the building would be preserved; the flintwork elevations and brick quoining would be retained externally, with the materiality and form of the lost south extension being incorporated into the proposed scheme. Internally, the residential character of the building would continue, with reference to the agricultural nature and use of the building retained.
- 6.7 Two new windows to the west elevation of the proposed south extension. While not entirely accurate in reference to the former structure, these minor additions would provide for usable internal spaces fit for modern living without resulting in further do. Their design would not result in any increase in domestication of the building as a whole, and reflect the functional agricultural, simple detail of the lost extension.
- 6.8 The proposed sash windows of the south elevation of the south extension would reflect the existing windows, and the cladding would reflect the earlier appearance and form of the west elevation of the south extension, with openings to reflect the former agrarian use of the extension which incorporated a cart shed.
- 6.9 It is proposed to create one additional dormer window to the roof of the north elevation of the Barn. This would replicate the existing dormers to the roof as well as the number and pattern existing to the south elevation. This addition would not impact the character of significance of the former barn as a converted residential dwelling.
- 6.10 The minor loss of fabric through the addition of a dormer, and the slight widening of the access from the existing Barn to the proposed extension to the south would see the loss of a small amount of historic fabric, however it is not considered that this would be of a level which would impact or harm the archaeological, architectural or historic interest of the building. These proposals would allow for the building to be used to meet modern requirements of use of the internal space, while retaining the understanding of the Barn as a converted building comprising historic materials characterising its former use.
- 6.11 A proposed timber framed open sided porch to the north elevation would be a modest addition which is not at odds with the character and scale of the building. Incorporating staddle stones and timber, it references the agricultural heritage of the site.
- 6.12 Landscaping is proposed within the grounds of Forest Barn. The flint wall to the north, which has been lost in recent years, would be restored. Appearing to be on the alignment of the former farm structures north of the extant structure, its rebuilding would enhance the setting of the non-designated heritage asset and reference the former form of the farmyard. Further landscaping south of the existing building would also enhance its setting.
- 6.13 The proposed development would re-create the southern extension to the early 19th century Barn to the same footprint as the recently lost structure. This proposed form would echo the historic form of the building when it related to the farmyard (which is no longer legible as a result of the loss of the structures to the north (east of the former farmyard) and the construction of Castle Goring Mews) which would not alter the setting of the Castle Goring Conservation Area. Equally, the historic relationship of the former farm building with the wider Castle Goring farming estate, which has already been largely eroded due to the residential conversion of the Barn and the loss of its ties to the estate and any agricultural use it performed, would remain legible to the same degree as it is currently. How Forest Barn contributes to the setting, historic interest and architectural character of the Conservation Area would be preserved.

7 CONCLUSION

- 7.1 Forest Barn, built around 1800 is the only remaining building of the former Forest Farm which was part of the working estate of Castle Goring. Originally formed of a series of agricultural building set around a farmyard, and including a detached cottage, a southern extension tot he Barn was constructed in the mid-19th century. This extension comprised a shed and cart shed as recorded in the early 20th century, when Forest Barn was recorded as a stable. Consented to residential use in the 1980s, Forest Barn retained its exterior flintwork and brick quoins, and internally, the space was subdivided which included the addition of a first floor. The former stable, shed and cart shed formed a single residence until c.2020. In 2022 the mid-19th century south extension had largely deteriorated and is now lost entirely.
- 7.2 The extant Barn has been identified as a non-designated heritage asset. It is located c.50m from the Castle Goring Conservation Area, however the 21st century development of Castle Goring Mews is located between Forest Barn and the Conservation Area.
- 7.3 The significance of Forest Barn as a heritage asset lies in its simple architectural form which remains legible, its materiality, and is historic association with the Castle Goring Estate. Its historic relationship with the Castle Goring Estate also contributes to its place in the setting of the Castle Goring Conservation Area.
- 7.4 The proposed development comprises the refurbishment of the existing building and construction of a southern extension to echo the historic form and footprint of the building. The modern internal division of the Barn would be slightly altered; however, the proposals would reflect the modern use of the space as residential accommodation. One new dormer is proposed to the north elevation of the Barn as is an open sided porch.
- 7.5 The proposals would allow the currently vacant building to be preserved and used with a long-term viable use. In retaining the modern form, scale and character of the Barn, and notably in conjunction with an extension to the south to match the recently lost element, the proposals seek to recognise the heritage of the site and the significance of the Barn as a heritage asset. Utilising materials to echo the former farmyard structures would ensure the southern extension references the Barn and allows the barn to remain the primary element of the property. The proposed dormer and porch would not harm the character of significance of the heritage asset.
- 7.6 Equally, in limiting the proposed extension to reflect its historic form and extent, the setting of the Castle Goring Conservation Area would be preserved.
- 7.7 In summary, the proposals are considered to be appropriate in scale and character, as well as use of materials and detailing, so as to avoid any harm to the non-designated heritage asset of Forest Barn, and the character and appearance of the Castle Goring Conservation Area by way of change to its setting.
- 7.8 The proposals would be in accordance with the relevant heritage and conservation requirements of the Planning (Listed Buildings and Conservation Area) Act 1990, the National Policy Planning Framework (NPPF, 2024) and the Worthing Local Plan.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The primary legislation relating to Conservation Areas is set out in the Planning (Listed Buildings & Conservation Areas) Act 1990:

Section 72(1) reads: *“Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

The legislation does not refer the setting of Conservation Areas.

Policy relating to the historic environment is set out at national level within the National Planning Policy Framework (NPPF). Policy relating to the historic environment is set out at local level within the Worthing Local Development Framework.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 16 (Paragraphs 202 to 221) of the NPPF updated and adopted in December 2024 constitute the Government’s national guidance and policy regarding development relating to the historic environment.

The NPPF is a material consideration and states that applications are to be determined in accordance with the local framework unless material considerations indicate otherwise.

The NPPF seeks to conserve and enhance the historic environment with much emphasis on “significance”, defined in Annex 2 as:

“The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.”

Setting is defined in Annex 2 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.”

Annex 2 defines Conservation (for heritage policy) as:

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

This definition is important as it distinguishes conservation from preservation and puts an emphasis on proactively managing change rather than reactively resisting it.

In determining applications, LPAs should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance. And sufficient to understand the potential impact of the proposals on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site includes, or has potential to include, heritage assets with archaeological interest, LPAs

should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (para 207).

In para 210 it states that ‘In determining applications, local planning authorities should take account of:

- 1) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- 2) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- 3) the desirability of new development making a positive contribution to local character and distinctiveness.

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, ‘irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance’ (para 212).

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification (para 213).

Local planning authorities should refuse consent where a development proposal will lead to substantial harm or total loss of significance, unless it can be demonstrated that this is necessary to deliver substantial public benefits that outweigh such harm or loss, or a number of other tests can be satisfied (para 214).

Where a development proposal will lead to 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 (para 215).

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect 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 (para 216).

LOCAL POLICY – WORTHING BOROUGH COUNCIL

The site lies within the boundary of the **Worthing Borough** Council. The Worthing Borough Council Local Plan 2020-2036 was adopted in 2023. The following policies relate to the historic environment and are considered relevant in relation to this proposals.

DM23 - STRATEGIC APPROACH TO THE HISTORIC ENVIRONMENT

- a) The Council will conserve and enhance the historic environment and character of Worthing, which includes historic areas, buildings, features, archaeological assets and their settings, important views and relationships between settlements and landscapes/seascapes.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

- b) The Council will seek to:
- i) update Worthing’s Conservation and Heritage Guide
 - ii) review Worthing’s heritage assets including the lists of Local Interest Buildings;
 - iii) review Worthing’s Conservation Areas (updating their Character Appraisals and producing Management Plans) and seek opportunities to enhance their character and appearance in accordance with their Character Appraisals and Management Plans;
 - iv) take opportunities to seek improvements to listed buildings and buildings within Conservation Areas when their condition has deteriorated. Where requests are not complied with the Council may use its statutory powers to enforce positive change;
 - v) identify and protect important views between settlements, across character areas, and capturing transitions between landscape, townscape and seascape. This will include considering the relationship between ‘views’ and the ‘function’ such views serve;
 - vi) recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education;
 - vii) use Article 4 directions where important heritage assets are under threat;
 - viii) work with others, including the local community where appropriate, to address how best to conserve any assets listed on Historic England’s Heritage at Risk Register, or any other assets at risk of loss, and to understand the significance of the historic environment in Worthing’s character and sense of place; and
 - ix) have regard to Historic England’s range of published information, guidance and advice, and will work with others towards implementing best practice.

DM24 - THE HISTORIC ENVIRONMENT

- a) Where development affecting any designated or undesignated heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.
- b) Proposed development should take account of the information and guidance in Worthing’s Conservation and Heritage Guide (which will be updated and periodically reviewed).

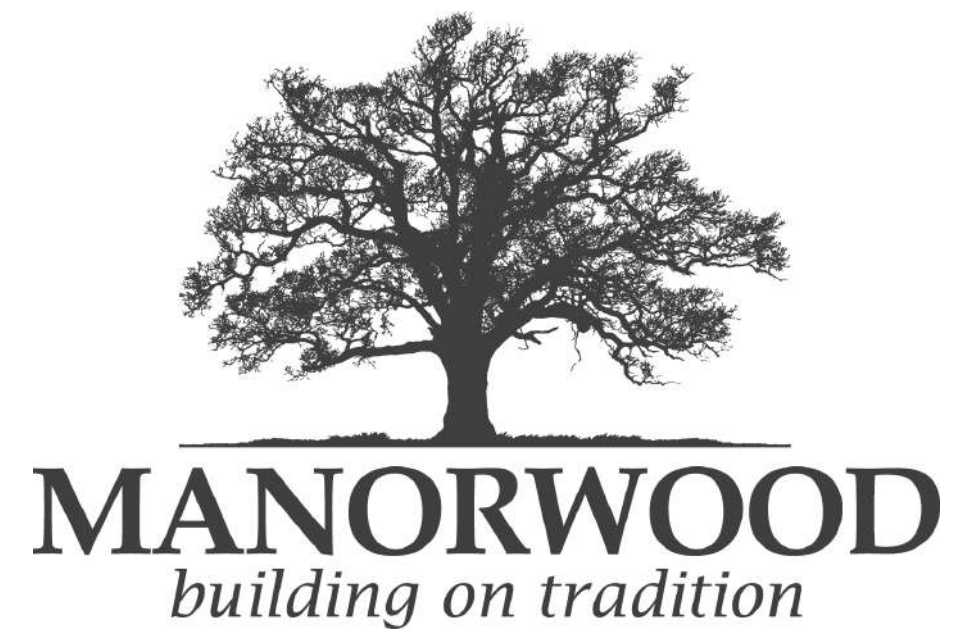
Designated Heritage Assets

- c) Development should not adversely affect heritage assets or its setting (including important views that contribute to its setting). Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, the Council will refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. Where proposals may result in harm to a designated asset a Heritage Impact Assessment (HIA) must be submitted describing the significance of any heritage assets affected, including any contribution made by their setting.
- d) Planning permission and/or Listed Building consent will only be granted provided that the appearance, significance, or historic character of the Listed Building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. Materials used must be consistent with those originally used or typical of the locality. Change of use may be supported where this secures the retention of a building of historic architectural interest where it could otherwise be lost.
- e) Development in Conservation Areas will be required to be of a high standard of design and materials so as to respect, preserve and enhance the character and appearance of that area, and preserve important features. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken to preserve and enhance these areas, and to implement the recommendations of Conservation Area Management Plans. The importance to the local area of Buildings of Local Interest within Conservation Areas will be a material consideration in assessing an application for their demolition or development. Where, in compelling circumstances, the Council is minded to grant permission for demolition of a building in a Conservation Area, this shall not be granted until detailed plans for redevelopment have been approved.
- f) Planning permission to replace shopfronts of inappropriate design or materials, or in poor condition, in Conservation Areas will be granted providing the replacement is of appropriate design and materials, respecting the character of both the building and the Conservation Area. Advertisements in Conservation Areas should respect the character, proportions and design of the building on which it is displayed, and use traditional materials where necessary. Internally illuminated signs will generally not be permitted.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Undesignated Heritage Assets

- g) The following locally listed heritage assets will be a material consideration when determining planning applications:
- i) Buildings of Local Interest;
 - ii) Environmental Areas of Special Character;
 - iii) Parks and Gardens of Local Interest.
- They have been identified for their contribution to the character of the area in which they are located as set out in Worthing's Conservation and Heritage Guide. Their importance to the local area and community will be considered, and account will be taken of the desirability to sustain and enhance their significance. Development proposals should respect, support, and where possible, positively contribute to the essential character of these heritage assets. Other buildings and features of design and architectural interest not included above may also be considered undesignated heritage assets and therefore will also be subject to these requirements. Where a development would result in harm to an undesignated asset, a balanced judgement will be made, having regard to the scale of any harm or loss and the significance of the asset. A HIA will be necessary to inform the decision.
- h) The Council will preserve archaeological features against damaging or discordant development. Such features should only be removed or altered in compelling circumstances where there is no practical alternative and where provision can be made for recording. Where a site includes, or potentially includes, heritage assets of archaeological interest, an appropriate desk based assessment will be required and a field evaluation where necessary.



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