~ LAND AND BARNS, NEW SALTS FARM ~

NEW SALTS FARM ROAD, LANCING, WEST SUSSEX, BN43 5FE

Demolition of existing agricultural barns and erection of 10 residential dwellings

HERITAGE STATEMENT







Prepared by Natalie Aldrich IHBC, PCIfA

Reviewed by Ben Kirk MSc, IHBC

September 2026

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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 be form part of a Planning application in relation to land and barns at New Salts Farm, News Salts Farm Road, Lancing (the 'application site') and proposals for the demolition of the existing agricultural barns and the construction of 10 residential dwellings.

1.2 The application site comprises c.0.575 hectares and contains three modern agricultural buildings. It is located south of New Salts Farm Road from which its is accessed. To the north-east of the application site are a complex of residential properties formed of Old Farm Court and its neighbours Latham Lodge, and Brooklands. To the north and south are further residential properties at Blandford Cottage and The Farm House. Shoreham Airport is located c.300m north-east of the application site, alongside the wider commercial and industrial complex along Cecil Pashley Way.

1.3 A planning application for the proposed demolition of the existing barns and the construction of ten residential dwellings was submitted to Adur and Worthing Council in July 2026 (reference AWDM/0810/26). This followed a pre-application enquiry submission (reference PREAPP/0046/25). Consultation comments received during the application process include the identification of Old Farm Court as a non-designated heritage asset.

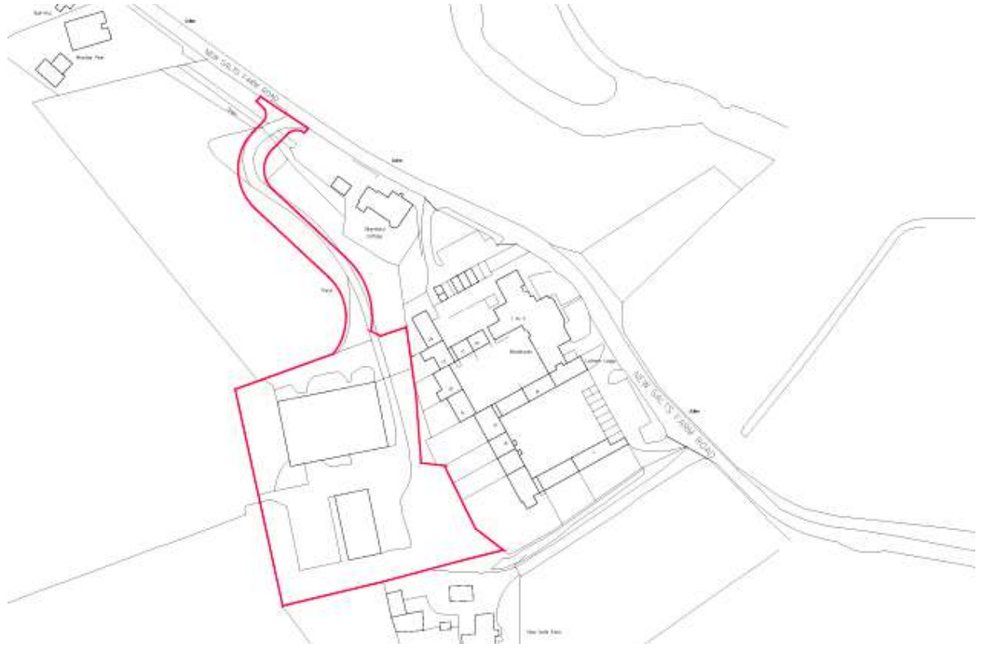
1.4 This Heritage Statement includes an assessment of Old Farm Court as a non-designated heritage asset, in order to better understand why it may be considered such, and its significance, including where this derives from and the degree of significance held by Old Farm Court, as well as its setting and how the application site contributes to this. It includes an assessment of the potential impact of the proposals on the significance of Old Farm Court

1.5 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, 2026), and the requirements of the Local Planning Authority.

1.6 The relevant Historic Environment Record (HER) has been consulted in the preparation of this report, in accordance with policy HE5 of the National Planning Policy Framework (NPPF, 2026). 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.

1.7 A site visit and walkover was completed in September 2026 to provide an understanding of the application site, Old Farm Court and adjacent built form, and the wider vicinity.

1.8 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

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2 HERITAGE ASSETS AND DESIGNATIONS

2.1 The application site does not contain any designated heritage assets or any non-designated heritage assets. It comprises a parcel of agricultural land with three late 20th century agricultural barns, which are not non-designated heritage assets.

2.2 Following submission of the planning application for the proposed development (reference AWDM/0810/26), the LPA's Conservation Consultant provided consultation comments which determined that the buildings at Old Farm Court were considered to be non-designated heritage assets. The following assessment was provided:

'Old Farm Court comprises a traditional and formally arranged farmstead development, converted to residential accommodation some considerable time ago, which possesses a strong vernacular character. Its typology, form, scale and materiality are indicative of agricultural buildings traditions associated with the wider South Downs area, including the South Down National Park, with flintwork, brick detailing and barn-like architectural forms contributing positively to its character and appearance. The materiality, form and scale of this collection of buildings give it considerable architectural merit as a group of former agricultural buildings, while its immediate setting responds positively to the buildings' typology, planned arrangement and historic interest. On this basis, Old Farm Court is considered to be a non-designated heritage asset'.

2.3 The identification of Old Farm Court as a non-designated heritage asset appears to have been made as a result of the current planning application; it was not noted during the pre-application stage. Old Farm Court is not noted on the West Sussex Historic Environment Record or on any publicly accessible local heritage list maintained by the LPA.

2.4 No.s 9-14 Old Farm Court were built between 1988 and 1990 and therefore do not form part of the historic farmyard. These properties should not be considered as heritage assets and do not form part of the description set out by the LPA's Conservation Consultant.

2.5 The LPA's Conservation Consultant also mentioned the Grade II* listed Shoreham Airport terminal building and associated aviation structures as local landmarks. The Grade II* listed airport building (comprising control tower, offices, customs hall, restaurant and bars, NHLE number 1353731) is located c. 400m north-east of the application site.



View west towards southern courtyard at Old Farm Court, September 2026. Latham Lodge and Brooklands seen to the right of image

3 PROPOSALS

3.1 The proposed development scheme comprises the demolition of the existing agricultural barns and the construction of ten residential dwellings.

3.2 The proposed development emerged in response to advice received during the pre-application process in 2025. This included advice relating to landscape and visual impact, design and residential amenity. As a result, mitigation measures were introduced to the proposed scheme, such as reducing the proposed height of new buildings, a varied architectural language, and a landscape led approach to improve the relationship of the development with views, visual amenity and open space. The pre-application process highlighted the sensitivities of assets beyond the historic environment.

3.3 The proposals of the current application include the use of materials complementing the surrounding built form and context, including brickwork and flint to reference the former farm buildings at Old Farm Court, sedum/green roofs, timber effect cladding to reference the agricultural barns. Landscaping has been designed to help reduce the visibility of the development, soften boundaries, and introduce a 'green finger' to settle the development into its semi-rural context.

3.4 The proposals and their potential impact on Old Farm Court and the designated heritage assets at Shoreham Airport are assessed in Section 6 of this report.

3.5 Documents and plans submitted as part of the current application, including the Planning Statement and Design and Access Statement should be read in conjunction with this Heritage Statement.



Existing modern barns within the application site, September 2026

4 HISTORIC CONTEXT

4.1 This section provides the historic context and evolution of the application site and its vicinity based on desk-based research and on-site analysis. The Victoria County History review of the parish of Lancing is of particular note. 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 The low-lying land between South Lancing to the west and the present course of the River Adur to the east have historically been subject to the tides and flows of the estuaries of the Adur and Teville Stream, and coastal erosion. The drifting shingle and silting up of the changing estuaries provided for the loss and reclamation of land across the centuries.

4.3 The Victoria County History relates that much of the land east of Lancing was reclaimed after about 1540 and was defended to the east by a sea-wall, which was in place by 1592. Salt extraction on the marshland of the area is understood to have been undertaken since the 10th century, although it had ceased by the mid-15th century. In 1684 a new dam was constructed along the course of what is now New Salts Farm Road in order to reclaim further saltmarsh beyond the sea-wall.

4.4 By the end of the 17th century, Old Salts Farmhouse, c. 1km west of New Salts Farm Road, had been built, and in 1753 New Salts Farm Road was described as the 'old sea wall' and it appears that to its east, around this time, the reclaimed land was partly in arable use. A farmhouse had been built at New Salts Farm by the 1750s, although a later 19th and 20th century building replaced it, and in 1786 the reclaimed marshland in the east of the parish of Lancing was divided between Old Salts Farm and New Salts Farm. The route of the 16th century dam at New Salts Farm Road could be seen in the 20th century and was recorded on maps of the 19th and 20th centuries.

4.5 The ebb and flow of the coast and estuaries continued into the 20th century, however by the early 19th century, the land which the sea wall and defences had sought to reclaim and appears to have been stablised in the area of New Salts Farm. The Tithe map for the parish of Lancing of 1838 illustrates the parcels of land in the area of New Salts Farm, which itself was recorded in the accompanying Tithe Apportionment as comprising over 1500 acres. This included largely land laid to pasture and arable, but also parts marsh and beach. Occupied by Harriet Ann Duke, James Penfold and William Duke, the farm included a farmhouse, barn, stables and yard (plot 315). The farm was leased from the Lloyd family, then lords of the manor. The Tithe map shows a single enclosed compact courtyard style farmyard.

4.6 In 1851 New Salts Farm was recorded as comprising 630 acres and employing 39 hands and in 1861 James Penfold was still farming at New Salts Farm.

4.7 By the 1870s, New Salts Farm retained its earlier courtyard form, although an additional detached structure to the north had been constructed, at the expense of the range at the north-east of the courtyard in the 1830s. The mapping is not clear, yet it would appear that this new structure may have been a new farmhouse, now set partly away from the working farmyard. This building was later extended and now forms part of Brooklands, north-east of the application site. In the wider landscape, the railway line of London, Brighton and South Coast Railway has been constructed passing across the land of the farm to the north; the line had opened in 1845.

4.8 To the south of the farm was a pair of cottages, which also survive today as The Farm House.

4.9 In the early 20th century New Salts Farm was recorded in the Valuation Office Survey as well as the Ordnance Survey map of 1912. The map illustrated the original courtyard structures, and the 19th century detached buildings to the north, and also showed a number of adjacent smaller structures to the main ranges of the farmyard. The Valuation Office Survey recorded that the farm was owned by William Philips of Monks Farm, Lancing. It was occupied by W F Trott, a farmer, and comprised 207 acres.

4.10 In 1912 the farm holding was described as including a 'good old farmhouse' with two very old cottages and 2 further cottages, and stables, cowhouses, a chaff house, a 'very large' barn, a dairy, a cow's pen and an implement house. The four cottages (including Blandford Cottages which had been built since 1873, were occupied by men employed as a milkman on a farm, carters on a farm, and a farm labourer: presumably they all worked at New Salts Farm.

4.11 Land to the south of the farm complex had started to be sold for development closer to the coast. At the same time, in 1914 a flying school to the north of the railway line passing through New Salts Farm was established and in 1933 the site had been bought by the Brighton, Hove and Worthing corporations for a joint municipal airport, which opened in 1936.

4.12 The Ordnance Survey of that year (1936) does not illustrate any details for the airport; the land is blank, which is not untypical of infrastructure which was considered as sensitive or security risks if details were added. New Salts Farm Road was formally labelled and ran east of New Salts Farm. It was fronted to the west by new properties between the Farm and railway line. New Salts Farm itself was shown as having experienced further alteration, with the loss of small structures seen in 1912 within the farmyard, and a new structure adjoining the earlier ranges of the farmyard with the farmhouse.

4.13 After the Second World War, the mapping illustrates further additional structures, this time to the east of the farmyard, adjoining the eastern range of the yard. Two glasshouses were recorded to the rear of the farmhouse. To the south, between Lancing and Shoreham, further residential expansion continued, however this was limited in geographical extent due to the topography of the land.

4.14 At New Salts Farm in 1951 a dairy herd was raised. The farm comprised c.85 acres and the farmer cut grass at the airport to the north for silage.

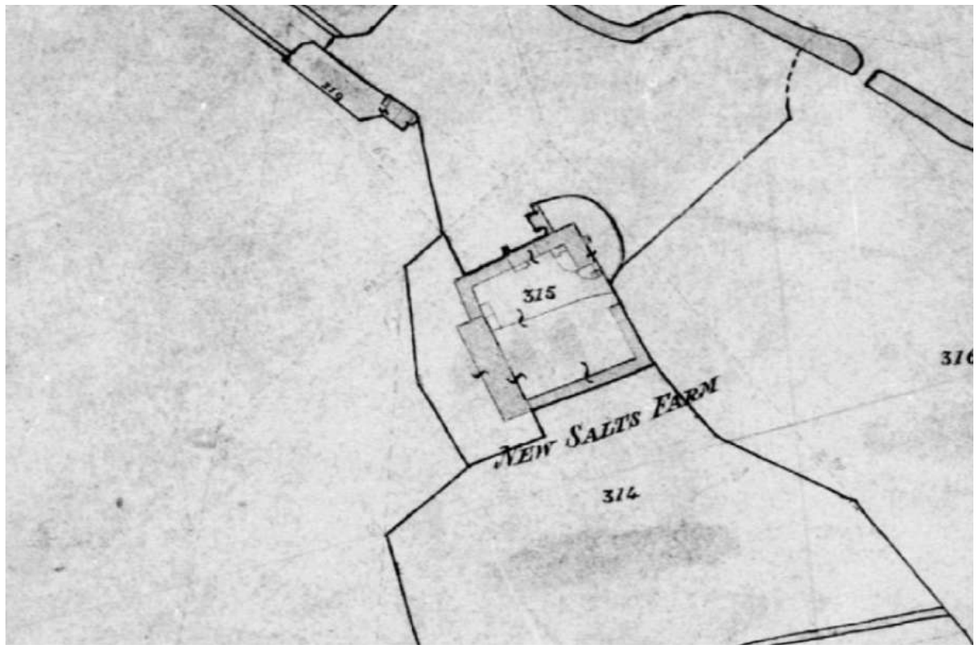
4.15 By 1970, further changes to the barns and structures at New Salts Farm can be seen in the Ordnance Survey mapping of the period. The eastern structures added in the mid-20th century had been removed and additional structures to the west, adjoining the western range had been added. This changing form of farmyards was typical of the period as requirements and machinery changed and advanced. By 1974 four detached buildings are illustrated west of the earlier barns and yard; three were to the south-west and one to the north-west. The Ordnance Survey map of 1974 is the first to label the farmhouse as Brooklands (comprising properties 1-7) and Latham Lodge to the south of the farmhouse.

4.16 In 1982 planning permission was granted for the conversion at Brooklands of the main barn to create four houses, and outbuildings to create three new bungalows and eight garages.

4.17 The available online planning history of the site of New Salts Farm indicates that at least two of the three agricultural barns within the application site were constructed in the mid-1980s. It is likely that the third was also built during this period.

4.18 In 1986 the farm was sold to Rayford Properties Ltd. and permission was granted for the conversion of the farm buildings, to four houses and four bungalows, with the results creating Nos 1-8 Old Farm Court (now known as the south courtyard). The eastern range of the historic farmyard was converted to garages. By 1990 the new buildings forming Nos 9-14 Old Farm Court (four two-bedroom houses and two bungalows) had been constructed to the north of the historic farmyard and converted agricultural barns. Subsequently a number of the properties have seen conservatories added.

4.19 A sales brochure produced to accompany the sale of the properties at Old Farm Court and Latham Lodge in c.1990 stated that Old Farm court was 'originally courtyards of period farm buildings centred around a substantial country house. Now they have been converted and added to, creating an exciting architectural concept'. The brochure also stated that properties 3-6 were 're-built Sussex Flint Barns'.



Extract of Tithe map for the parish of Lancing, 1838, illustrating New Salts Farm (The Genealogist)

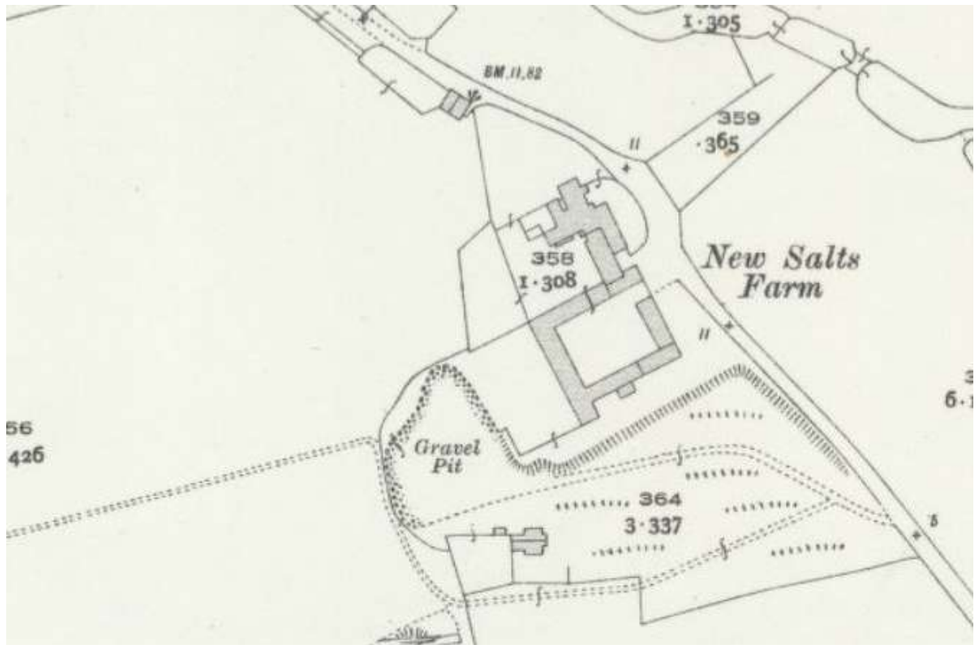


Extract of Ordnance Survey map, 1879 (surveyed 1873) illustrating New Salts Farm (National Library of Scotland)

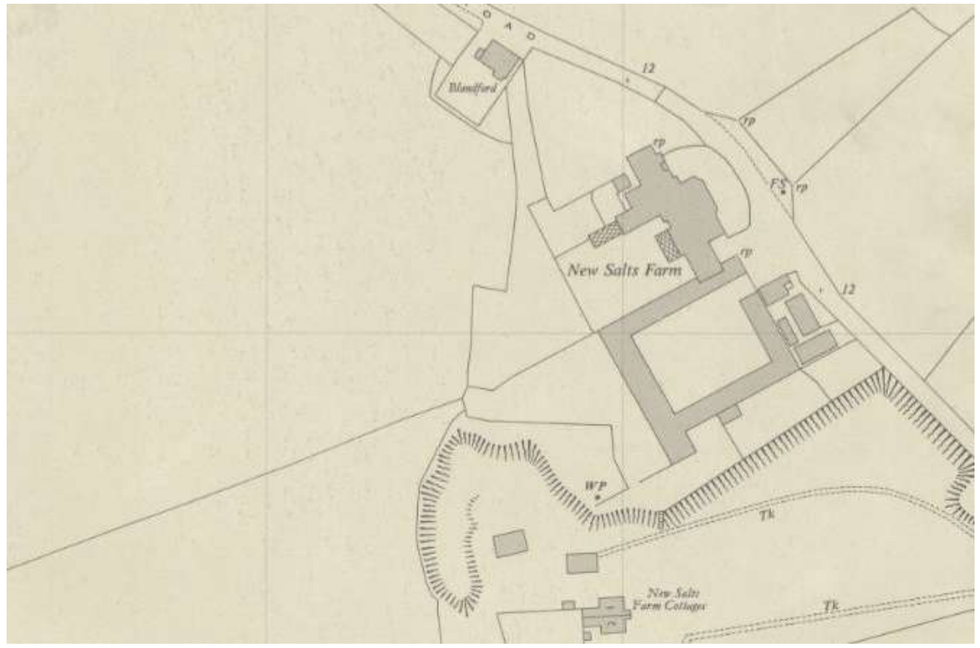
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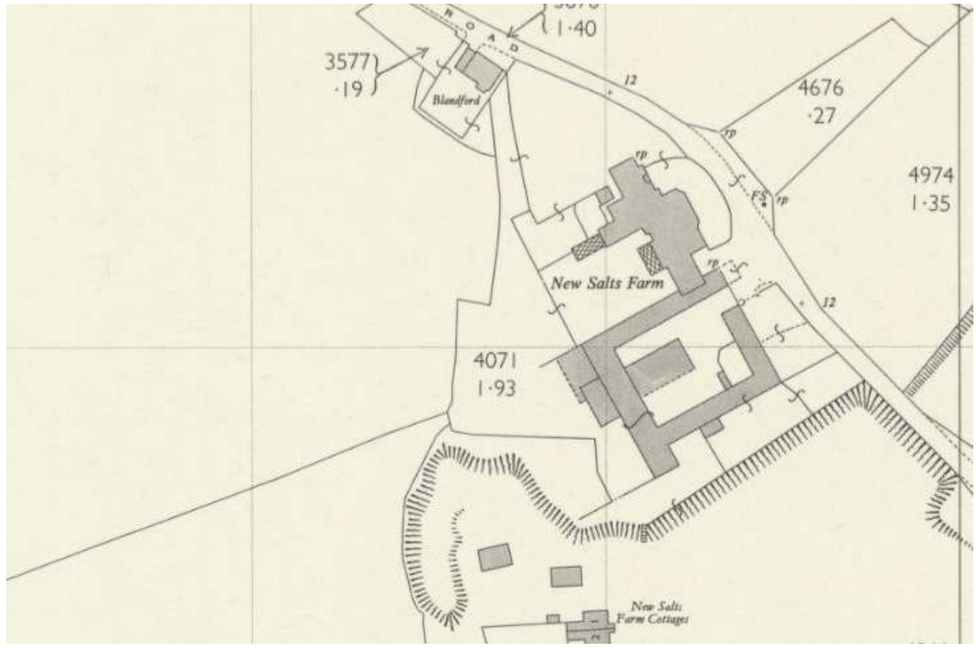
Extract of Valuation Office Survey mapping (based on Ordnance Survey map, 1912 (surveyed 1909)) illustrating New Salts Farm (National Library of Scotland)



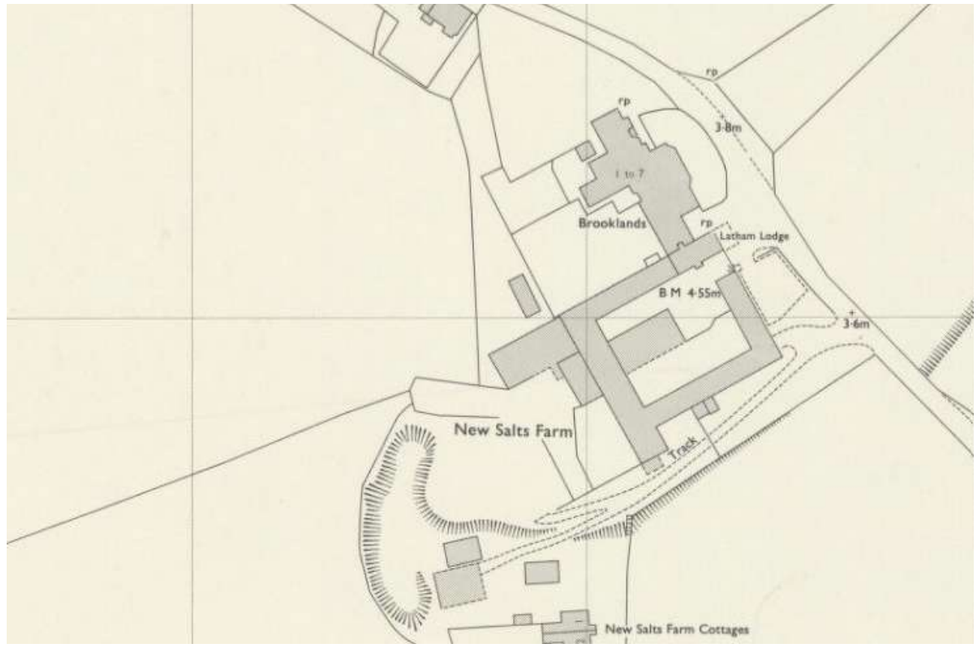
Extract of Ordnance Survey map, 1936 (surveyed 1931) illustrating New Salts Farm (National Library of Scotland)



Extract of Ordnance Survey map, 1952 (surveyed 1951) illustrating New Salts Farm (National Library of Scotland)



Extract of Ordnance Survey map, 1970 (surveyed 1951 to 1968) illustrating New Salts Farm (National Library of Scotland)



Extract of Ordnance Survey map, 1974 illustrating New Salts Farm (National Library of Scotland)



Aerial imagery of News Salts Farm, 2001 (Google Earth Pro)

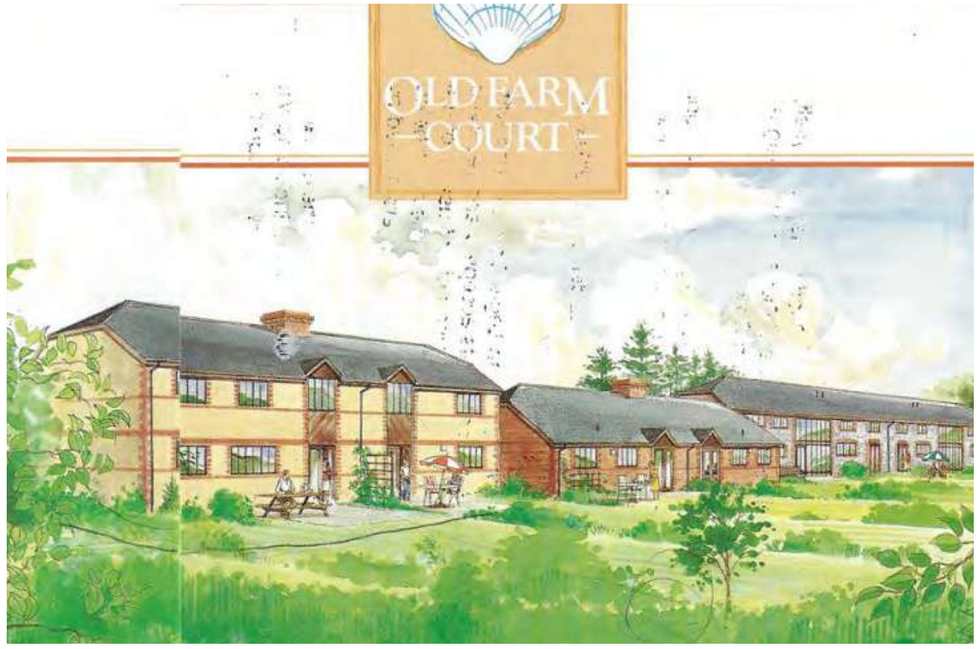


Image of Old Farm Court from the north-west, in sales brochure c.1990 https://ofcland.co.uk/images/OFC%20Property%20Details.pdf

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5.1 National planning policy requires an applicant to provide an assessment of the significance of any heritage assets affected by a development proposal.

5.2 Significance (for heritage policy), as defined in the NPPF (Annex B: 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 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.

5.4 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 B: Glossary).

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).

OLD FARM COURT

5.6 None of the buildings at Old Farm Court or the wider site of News Salts Farm are designated heritage assets and, as far as it is known, none have previously been identified as heritage assets. The LPA's Conservation Consultant has identified Old Farm Court as a non-designated heritage asset (NDHA) with this justification deriving from its:

- traditional and formally arranged former farmstead development
- strong vernacular character, indicative of local traditions, with flintwork, brick detailing and barn-like architectural forms contributing positively to its character and appearance
- materiality, form and scale providing architectural merit as a group of former agricultural buildings
- its immediate setting which responds positively to the building's typology, planned arrangement and historic interest

5.7 The northern courtyard of Old Farm Court comprises late 20th century development.

5.8 The following section assesses Old Farm Court as a non-designated heritage asset in response to the LPA's Conservation Consultants identification, and against the NPPF concepts of interests to assess significance of heritage assets. In addition, it references Historic England guidance on identifying and conserving local heritage assets (Historic England 2026 Local Heritage Listing: Identifying and Conserving Local Heritage. Historic England Advice Note 7, 3rd Ed.) to further assess Old Farm Court and its significance or merit as a heritage asset. This Historic England guidance and criteria incorporate the NPPF concepts of interest.

5.9 In addition, Historic England's Farmstead and Landscape Statement for the South Downs (National Character Area 125 has been reviewed and informed the below as necessary.

5.10 Non-designated heritage assets are locally identified 'buildings, monuments, sites, places, areas or landscapes identified by plan making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets. The majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets' (Paragraph 039, PPG).

Archaeological interest

5.11 A farmhouse at News Salts Farm was recorded in the mid-18th century, following the creation of dam on the course of News Salts Farm Road as part of the reclamation and stabilisation of land. This period of reclamation and establishment of a farm on the site would have been accompanied by the agrarian use of the land. It is not clear if the historic farmstead at New Salts Farm and the surviving historic buildings at Old Farm Court were contemporary with the original farmhouse, however the use of flint combined with brick for quoins and dressings is widely known in the area from the later 18th century.

5.12 The conversion of the traditional farm buildings in the 1980s resulted in the removal of much of the earlier fabric of the barns; evidence of addition and loss to the farmstead is known through historic mapping. The degree to which the farm buildings of the 1980s, already showing signs of fabric loss and change, were altered can be seen in photographs of the period. Internally, any historic fixtures and fittings were removed, and the properties today possess a modern residential character internally.

5.13 As such, the degree to which the properties at Old Farm Court retain any fabric or features which would provide any archaeological interest is considered to be minimal at best.

Architectural and artistic interest

5.14 As related by the LPA's Conservation Consultant, the traditional barns at Old Farm Court do retain a sense of their agricultural past which is derived from the form, scale and materiality of the buildings. The mix of single and double storey barns and the use of flint and brick externally afford an interest derived from a conscious design which reflects their original functions. The double height bays and openings of the western range for example express the barns former use.

5.15 It is, however, fully legible that the traditional barns are no longer in agrarian use and have been altered and adapted to provide residential accommodation. The division of the barns, while respecting the historic relationship and group value of the farmstead to a degree, has been compromised by the modern domestic paraphernalia and character of the former farmstead and the farmyard. The buildings reflect a late 20th century rebuild or conversion design scheme rather than clearly reflecting their historic character. This character is exacerbated by the entirely late 20th century development and extension to the former farmstead to the north (No.s 9-14 Old Farm Court).

Historic interest

5.16 As surviving structures form the agricultural past of New Salts Farm, the barns at Old Farm Court possess some local historic interest; due to their modern conversion and the fragmentation of use and ownership, this interest has been diminished. The site holds no interest through any association with notable figures or events even at a local level. Any interest derived from their agricultural connections has been largely eroded since they were removed from such use. Today they possess an almost entirely modern domestic association as part of the wider, altered, Old Farm Court and site at the former New Salts Farm.

Setting of Old Farm Court

5.17 Changes to the historic setting of the rural agricultural context and landscape of New Salts Farm had been experienced long before the late 20th century. This was the result of the growth of Lancing to the east and along the coast to the south as well as the airport and railway to the north, all of which saw the size of the farm holding diminish or be truncated.

5.18 Despite these changes, the farmstead continued to be read and appreciated as part of the agrarian context of the area, and in the semi-rural context of the low-lying land between the River Adur and Lancing. Alterations within the farmstead and farmyard, including the addition or removal of agricultural structures were experienced at a more immediate level and setting through the 20th century, albeit these would have been agricultural in context.

5.19 The setting of Old Farm Court from the mid-1980s was, however, more fundamentally changed and this change was long lasting. The farmyard, while still legible as a courtyard plan of traditional buildings, underwent conversion in a similar way that the barns did. It was converted to domestic use, serving the new residential premises. This involved subdivision of the space, with hard landscaping and boundary treatments which no longer reflected the part planned, part evolved character of the barns, resulted in the loss of the farmyard as a single entity serving an overall agricultural purpose and fully related to the landscape around it. This division of function between the barns and the agricultural land had an adverse impact on the historic connection between the two, as well as the appreciability of the barns with the land which it related.

5.20 Today, the setting of Old Farm Court is heavily informed by the immediate grounds and gardens, alongside car parking and garages, as well as the entirely modern extension of Old Farm Court to the north. Furthermore, the 19th century Brooklands, also having experienced conversion, dominates the complex west of News Salts Farm Road. The domestication of the barns, including fenced gardens, patios, conservatories, sheds and related residential character has reduced the agricultural context and setting of the traditional buildings. As such, the assertion that the immediate setting of Old Farm Court responds positively to the buildings' typology, planned arrangement and historic interest is debatable. From a vantage point where the former barns are best understood (its immediate context and its courtyard), they are also visually relatively contained due to their layout, adjacent built form and landscaping in their grounds.

5.21 The wider setting of Old Farm Court, that is, the wider agricultural landscape which extends beyond the former farmyard and its adjacent agricultural structures and structures to the north (including Brooklands and the northern courtyard) remains appreciable and legible, which allows the former farmstead to be understood and the appearance and vestiges of the former character of the barns as agricultural buildings related to the countryside, to be appreciated.

Summary of significance of Old Farm Court

5.22 No.s 1-8 Old Farm Court should be understood as having limited significance, or heritage interest, as traditional former barns which retain a sense of their historic character and architectural style through their material use, their appearance and relationship with each other. The character of the complex today is dominated by their domestic use and conversion to residential use in the late 20th century which has eroded, though not completely erased, any significance held. The wider rural setting of the complex informs this limited interest in enabling an understanding of the barns as a group, and as former agricultural barns. Whether, considering the level of alteration of the former barns have experienced to meet their residential use in the 21st century is sufficient to be considered as a non-designated heritage asset, is, respectfully, questioned.



View east towards Old Farm Court, from the application site, September 2026



View north-east towards the northern courtyard of Old Farm Court, fomr the applicaiton site, September 2026



View south towards Old Farm Court and the existing barns in the application site, September 2026



View towards Old Farm Court from the north-east, May 2024 (Google)



View of eastern range of News Salts Farm, with Brooklands to north, prior to conversion in 1980s. https://ofcland.co.uk/images/Old_Photos_OFC.pdf



View of eastern range of Old Farm Court (garage block), following conversion (compare with image to left). https://ofcland.co.uk/images/Old_Photos_OFC.pdf

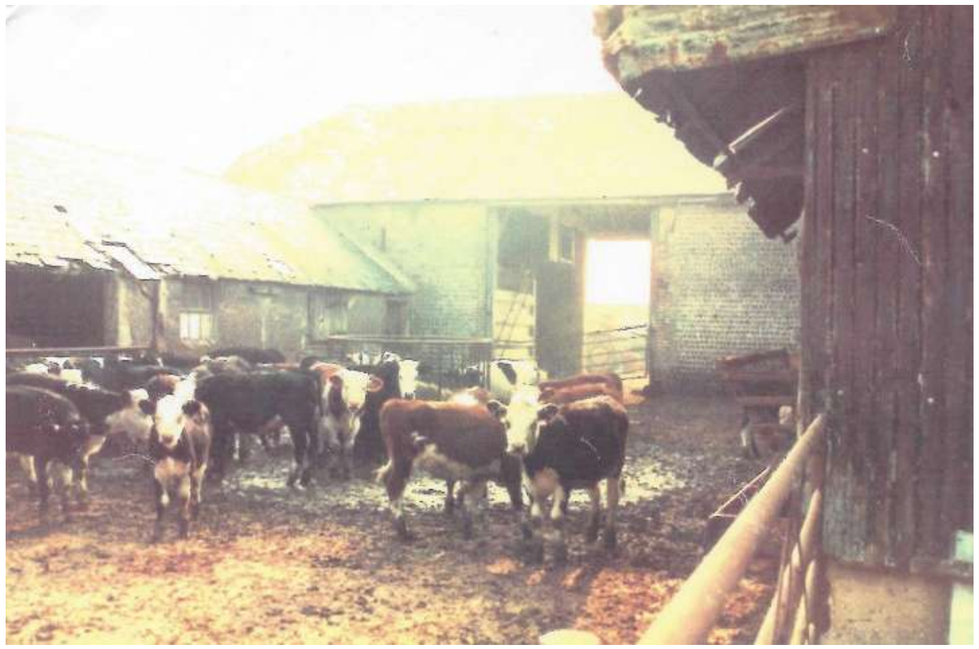


View of farmyard of News Salts Farm, looking west towards the western range, prior to conversion in 1980s. https://ofcland.co.uk/images/Old_Photos_OFC.pdf



View south across courtyard towards No.s 2-4 Old Farm Court, following conversion (compare with image to left). https://ofcland.co.uk/images/Old_Photos_OFC.pdf

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View of farmyard at New Salts Farm, prior to conversion in 1980s. https://ofcland.co.uk/images/Old_Photos_OFC.pdf



View of courtyard and No.s 6 and 7 Old Farm Court, following conversion (compare with image to left). https://ofcland.co.uk/images/Old_Photos_OFC.pdf



View of western range of News Salts Farm from the west, with the southern range partially seen, prior to conversion in 1980s. https://ofcland.co.uk/images/Old_Photos_OFC.pdf



View of rear (west) of No.s 5 and 6 Old Farm Court, following conversion (compare with image to left). https://ofcland.co.uk/images/Old_Photos_OFC.pdf

SHOREHAM AIRPORT TERMINAL BUILDING

5.23 Shoreham Airport's terminal building and associated structures is designated for its design as an example of a 1930s airport terminal building, the degree both internally and externally of survival of its original plan and its characterful design, and as an unusual survival form the early days of civil aviation transport with adjacent airfield and hanger. In recognition of these areas of special interest, or significance. the complex is listed at Grade II*.

5.24 The Shoreham airport terminal building and its adjacent structures are not understood or experienced in the same setting or context as the former New Salts Farm site. The inter-war development and buildings are clearly not agricultural in context, origins or function. They are clearly related to the immediate industrial, commercial, and aviation character and scale of 20th and 21st century development. Distance, topography and intervening built form including adjacent car parking makes it virtually impossible that there is any intervisibility of the application site from the airport terminal building and its related heritage assets. It is not possible to understand the former farmstead of New Salts Farm, or its present built form in the same context as the airport buildings, and the land of the application site does not inform any aspect of why the airport terminal is designated, or of its significance.

5.25 The application site is not considered to contribute to the setting of the Shoreham airport terminal building or its associated structures and is not considered sensitive to the proposed development. As such, the Shoreham airport terminal building is not assessed further in this report.



View south towards the application site, from immediately outside (south of) the Grade II listed Shoreham airport terminal building, May 2023 (Google)*

6 IMPACT ASSESSMENT

6.1 The LPA's Conservation Consultant has assessed that the proposed development would result in harm to the significance and setting of Old Farm Court as a non-designated heritage asset. It was deemed this would be through the urbanisation of the scheme and erosion of the agricultural character which contributes to the appreciation of Old Farm Court, and through the proposal not reflecting the form, hierarchy or spatial qualities of traditional farmsteads and buildings.

6.2 The following section assesses the impact, or effect, of the proposed development on Old Court Farm as an identified non-designated heritage asset, notwithstanding whether it should be deemed as such. The proposal comprises the demolition of existing agricultural barns and the construction of ten residential dwellings, and associated access, parking and landscaping.

6.3 The following assessment is informed by Historic England's guidance 'The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (2nd Edition), 2017'.

6.4 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.

6.5 The proposed development has been fundamentally informed by advice received during a pre-application enquiry process between the applicant team and the LPA. Considerations and impacts in relation to other assets, including landscape and visual impact, and amenity, have directed the proposed scheme.

6.6 Old Farm Court, that is, the properties within the former agricultural buildings of New Salts Farm, as it is understood today is the result of conversion and redevelopment since the 1980s as much as it is the result of centuries of agricultural use. Should the former barns be considered as non-designated heritage assets, then any significance they hold is derived from their retained materiality, the relationship they have with each other and the adjacent Latham Lodge and Brooklands, and their architectural form which reflects their historic agricultural functions (albeit now expressing a domestic aspect). The setting in which Old Farm Court is experienced and read is one which incorporates late 20th century development to the north alongside the domestication of the grounds and former farmyard at Old Farm Court.

6.7 The wider setting of Old Farm Court beyond the historic farmstead remains largely agricultural in context, and the complex retains a semi-rural character clearly set apart from the wider development such as the airport to the north and Lancing to the south and west. The three agricultural barns to the west were constructed during the period when New Salts Farm was being developed and converted and thus do not directly relate to the historic farmstead to which the former barns at Old Farm Court relate. They do, however, reinforce the agricultural setting of the modern complex of Old Court Farm.

6.8 This wider rural agricultural setting allows the former barns at Old Farm Court to be read as converted agrarian structures with historic ties to the landscape, and in their semi-rural setting, with a degree of later addition and alteration of built form, to their immediate surroundings. It is quite clear that their form and use now is domestic, yet their former character remains partially legible.

6.9 The proposed development would see the loss of the existing agricultural barns on the site. While these directly relate to the historic use of the site and farmstead, they, in themselves hold no interest. Their contribution to setting is modest, and their removal would not appreciably alter how Old Farm Court is appreciated in its landscape and semi-rural setting.

6.10 The proposed development of a series of detached and semi-detached properties west of Old Farm Court incorporates the use of vernacular materials which reflect the landscape setting of the area and the traditional barns at Old Farm Court. Flint, brickwork, and timber clad elevations are proposed alongside sedum green roofs to all properties. Variations of the detailing or material use would be seen across the development, adding interest and minimising any sense of dominance or monotony. The materials proposed seek to settle the development into its landscape setting.

6.11 The proposed height of the buildings, and the form of detached and semi-detached properties, helping to reduce massing and density, and enabling views and openings in between the built form would allow the open landscape and semi-rural aspect of the area to remain largely legible in relation to the wider setting of Old Farm Court. The proposed heights of the new buildings would below the ridge height of the main two storey former barns at the west of Old Farm Court and the proposed development would be set clearly apart from Old Farm Court, allowing the historic buildings to retain a sense of primacy. The proposed design of the new buildings in the application site also convey a relatively simple appearance, akin to the design intent of many historic agricultural barns.

6.12 This tie to the landscape, and response to it, has been a fundamental consideration in the design process and responds to the setting of Old Farm Court, which is also appreciated in this wider setting context. Landscaping treatments within the application site and its boundary would further enhance this.

6.13 While the form and appearance of the proposed buildings do not directly reflect the former agricultural barns at Old Farm Court, and are not typical of the local agricultural vernacular, this does not mean that they would erode the legibility of form, appearance and historic understanding of the traditional barns at Old Farm Court. The proposed small-scale development of ten dwellings would result in the erosion of a minor part of the wider agricultural landscape and setting of the area in which Old Farm Court is experienced. This wider setting allows the former barns and their form and appearance to be read in relation with the wider landscape and the historic link with the land to be understood. It also allows the relationships of the former barns with each other to be partially read. At a wider landscape setting scale, the proposed development would still allow Old Farm Court to be appreciated in its existing semi-rural, agrarian landscape.

6.14 The proposed development would result in the erosion of a small area of the immediate agricultural landscape west of Old Farm Court, albeit an area with existing structures. The ability to read and appreciate the converted barns, their form, appearance and links to the wider landscape would remain possible. The minor impact on the setting of Old Farm Court, by way of additional non-agricultural built form and associated activity would result in a minor alteration to the appreciation of the historic landscape setting of Old Farm Court. This erosion may be considered to be one of limited harm to setting and how the converted barns, are readily understood in their semi-rural, agrarian setting.

7 CONCLUSION

7.1 The traditional barns at Old Farm Court originated in response to the agricultural economy of the area and specifically New Salts Farm which emerged in the 18th century. New Salts Farm was subject to conversion and redevelopment in the 1980s when the barns were converted for residential use, and additional built form constructed to the north. Today, the traditional barns possess a domesticated character, although the historic form and appearance of the buildings remain legible, and their materiality reflects their past.

7.2 This legibility of historic form and materiality affords the former barns some interest, which is deemed by the LPA's Conservation Consultant to merit the former barns at Old Farm Court being considered as a non-designated heritage asset. Any interest held in the traditional structures should stem from their relationship with each other and their form, layout and architectural character; this interest has diminished since their conversion and residential use and its associated alterations and impact on the historic form of the farmyard and farmstead. The setting in which the former barns are now read and appreciated is contributed to by the modern domestic context of tier use, yet the wider setting of the semi-rural, agricultural landscape does provide a sense of their historic setting. The level of heritage interest held by the former barns at Old Farm court should be considered limited due to the degree of modern intervention, although the contribution made by its setting makes some contribution to this limited interest.

7.3 The proposed development would result in the removal of existing modern structures and construction of ten residential units to the west of Old Farm Court. The proposed development is informed by the landscape setting of the application site, and the much wider semi-rural setting, as well as the materiality and form seen to Old Farm Court. The proposed development does not seek to reflect or copy the historic agricultural form of the former farmstead of New Salts Farm, however this does not mean that the historic form and architectural integrity of the extant historic barns of Old Farm Court would not remain legible. Equally, the limited scale of the proposed development would not erase or fundamentally alter the wider setting and landscape of Old Farm Court. The development would not change the character of the landscape as open farmland with clustered groups of buildings along New Salts Farm Road. The proposals are informed by other considerations including landscape and visual impact, amenity and flooding and drainage, and responded positively to advice received during pre-application engagement with the LPA.

7.4 Should the traditional barns at Old Farm Court be deemed as comprising a heritage asset, the significance, or interest, of the asset should be considered limited as a result of conversion and alteration not only to the buildings but also their grounds, since the 1980s. The immediate setting of Old Farm Court partially consists of the domestic associations and legibly residential form and use of the buildings, such as garaging. The wider setting remains semi-rural and agricultural on context, which affords some contribution to the limited interest the building, which is informed by their legibility as historic, yet converted, agricultural barns of the former New Salts Farm.

7.5 The impacts, or effects, of the proposed development would result in a minor erosion of this wider setting, beyond the historic farmstead. The proposals would not readily alter the ability to appreciate the traditional barns as they are read at present, in terms of their materiality or their relationship with each other and the wider, altered, built form of the former farmstead, however.

7.6 The impacts or effects of the proposed development would result in a very minor degree of harm to the limited significance of the former barns at Old Farm Court. Any extent of harm is limited as a result of the established conversion of Old Farm Court and its associated domestication, the additional modern residential built form the north, and the wider retention of the landscape and setting of Old Farm Court. Where harm to non-designated heritage assets is deemed to result from development proposals, the Policy HE7(2) of the NPPF (2026) becomes relevant. This policy states that:

'Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposals and a balanced judgement made, having regard to the scale of any harm or loss and the significance of a non-designated heritage asset.'

7.7 In this case, the significance of the identified non-designated heritage asset of Old Farm Court is limited, deriving from its architectural and vernacular character, typology and materiality, and in part from its wider semi-rural setting which allows its architectural interest to be appreciated in its historic context. Where any harm is considered to result, this should be considered limited, allowing the traditional buildings to remain legible as such. The anticipated benefits of the proposals are considered in the submitted Planning Statement and should be understood against the assessment and conclusions of this Heritage Statement as well as comments from the LPA's Conservation Consultant.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

The Planning (Listed Buildings & Conservation Areas) Act 1990 relates to the historic built environment, however it does not relate to non-designated heritage assets.

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 Adur Local Plan 2017.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Chapter 20 (Policies HE1-HE10) of the NPPF adopted in August 2026 constitutes 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.

Annex B of the NPPF defines Conservation/conserve (for heritage policy) as:

*"The process of maintaining and managing change to a heritage asset in a way that sustains, preserves and, where appropriate, enhances its significanc*e.'

Policy HE4 states that heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in Chapter 20.

Policy HE5 requires that development proposals affecting heritage assets should be accompanied by an assessment of the significance of any heritage assets affected, including any contribution made by their setting, as well as the potential effect of the proposals on significance. The level of detail should be proportionate to the assets' importance and sufficient to understand the potential impact of the proposals on their significance. The relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Policy HE5 goes on to state that assessments of potential effects of proposals on significance should identify whether proposals would be likely to:

a) Have a positive effect, where significance of a heritage asset would be enhanced, or better revealed; or

b) Have no effect on significance; or

c) Result in harm to significance either form work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposals would seriously affect a key element of the asset's significance; or

d) Cause the total loss of the significance of a heritage asset

In making this assessment it is the effect on a heritage asset's significance rather than the scale of the development which should be considered.

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.

Policy HE7 states that development proposals which would have a positive effect on a non-designated heritage asset should be supported. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposals and a balanced judgement made, having regard to the scale of any harm or loss and the significance of a non-designated heritage asset. Where a development proposals would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm of loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.

LOCAL POLICY – ADUR DISTRICT COUNCIL

The application site lies within the boundary of the Adur District Council. The Adur Local Plan 2017 was adopted in 2017. The following policies within the Local Plan relate to the historic environment and are relevant in relation to the present proposals:

Policy 16: A Strategic Approach to the Historic Environment

The Council will conserve and enhance the historic environment and character of Adur, which includes historic buildings, features, archaeological assets and their settings. Where development affecting any heritage asset is permitted, it must be of a high quality, respecting its context and demonstrating a strong sense of place.

The Council will:

- Continue to produce Conservation Area Character Appraisals and Management Plans for Adur's Conservation Areas.
- Recognise the role of and encourage the best use of heritage assets in regeneration, design, tourism and education.
- Use Article 4 directions where important heritage assets are under threat.
- Work with others, including the local community where appropriate, to address how best to conserve any assets at risk of loss and to understand the significance of the historic environment in Adur's character and sense of place.

Policy 17: The Historic Environment

For All Heritage Assets:

Where a proposed development would lead to substantial harm to, or total loss of a designated heritage asset, this will not be permitted unless there are compelling circumstances. Development should not adversely affect the setting of a Listed Building, Conservation Area, archaeological feature or Scheduled Ancient Monument.

APPENDIX 1: LEGISLATION AND POLICY CONTEXT

Listed Buildings:

Planning permission and/or Listed Building consent will only be granted for internal or external alterations, changes of use or extensions to a Listed Building provided that the internal or external appearance or historic character of the building is not adversely affected. The reinstatement or replication of original features such as windows or doors will be supported. In the case of extensions and alterations, materials used must be consistent with those originally used or typical of the locality. Changes of use may be considered which might normally be resisted on other grounds (subject to local access and environmental considerations) in order to secure the retention of a building of historic or architectural interest. New development which would adversely affect the setting of a Listed Building, in terms of design or materials, will not be permitted.

Conservation Areas:

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.

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.

Where an application for planning permission or Conservation Area consent is submitted for the alteration, change of use, extension or repair of a building or feature in a Conservation Area, the retention of original features or, where this is not possible, their reinstatement with appropriate materials and the removal of unsympathetic features will be sought. Conservation Area Character Appraisals will be used to assess applications within designated Conservation Areas and opportunities will be taken through new development and other measures to preserve and enhance these areas, and to implement the recommendations of the Conservation Area Management Plans. The importance to the local area of key non-listed buildings within Conservation Areas will be a material consideration in assessing an application for their demolition or development.

Archaeological Features:

The Council will ensure where possible the preservation of 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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