

Heritage Statement in respect of a proposed barn at Pots and Pithoi, The Barn, East Street, Turners Hill, West Sussex, RH10 4QA seeking consent for a single storey building for storage purposes and a vehicular parking area, in association with the existing use on site.

The following note seeks to set out the heritage implications in respect of an application to develop land at Pots and Pithoi, The Barn, East Street, Turners Hill, West Sussex.

The proposals seek planning consent for a single storey building for use as a barn and the provision of a vehicular parking area.

This Heritage Statement seeks to comply with the requirements of the National Planning Policy Framework (December 2024) and Planning Policy Guidance (PPG) in respect of heritage issues.

The Heritage Statement has been written in accordance with Historic England Advice Note 12 *Statements of Heritage Significance*, which sets out the following stage in assessing impact on heritage assets;

1. Understand the form, materials and history of the affected heritage asset and/or the nature and extent of archaeological deposits
2. Understand the significance of the asset
3. Understand the impact of the proposal on that significance
4. Avoid, minimise and mitigate negative impact, in a way that meets the objectives of the NPPF
5. Look for opportunities to better reveal or enhance significance

Site and surrounding area

The application site refers to a cluster of buildings and associated land and parking area operated as a retail/commercial operation to the north of East Street as identified in the following extract:



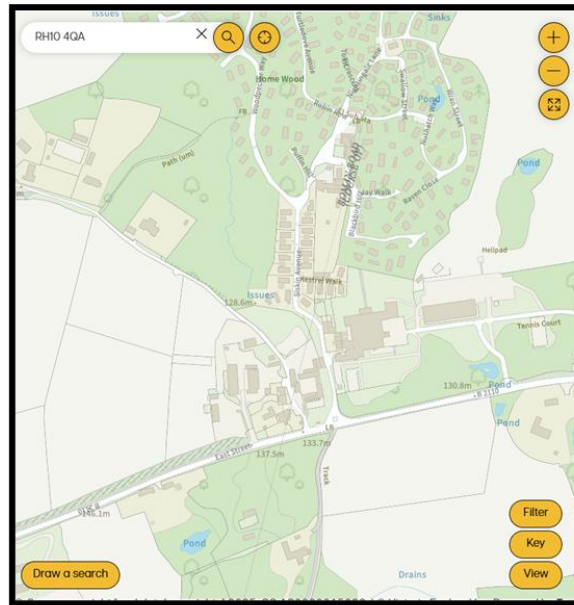
The hatched area refers to the existing planning unit, as occupied by Pots and Pithoi comprising the retail buildings, sales area and ancillary activities in the southern portion of this area with a car parking area within its north. The unhatched area comprises land within the applicant's ownership.

The site consists of an area mainly laid to grass with a small, gravelled, area in its southern portion, adjacent to a metal vehicular gate has been used as overflow storage of pots and plants, and for overflow car parking.

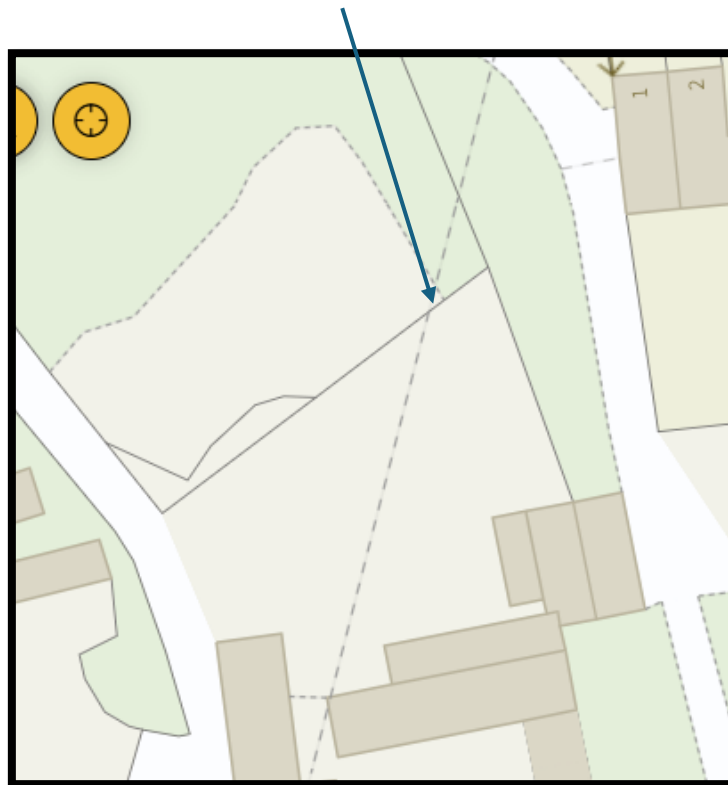
Land levels drop from west to east and from south to north.



Reference to the Historic England website reveals that there are no listed buildings within the immediate vicinity of the site as per the following extract (courtesy of Historic England):



However, it is noted that a former Roman Road runs through the south-western corner of the site. The location of the Roman Road is shown in more detail in the following extract (courtesy of Historic England):



The Roman Road appears to run through the centre of the Pots and Pithoi site but in the periphery of the application site.

The site is not in a conservation area.

Development proposals

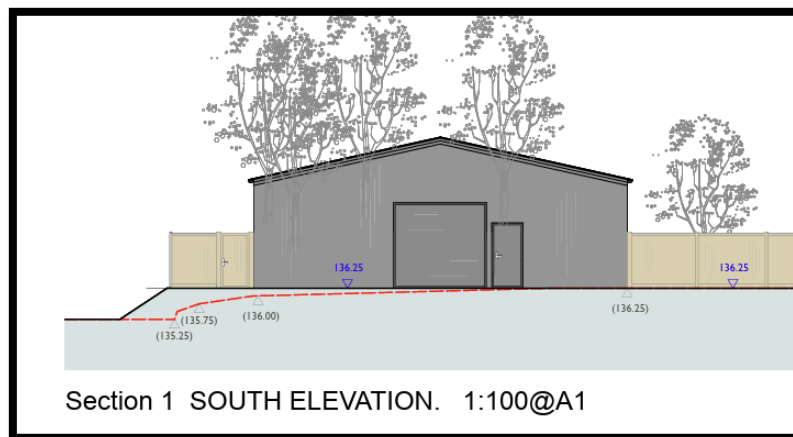
The proposals comprise two elements, namely the provision of a single storey storage barn and associated car parking as per the following extract:



The energy and sustainability statement that has been submitted with the application confirms the following with regard to the construction of the floor of the proposed barn:

Foundations and floor - Concrete pad foundations. Type 1 Recycled aggregate subbase with reinforced slab power floated floor – Locally supplied aggregates with just in time deliveries

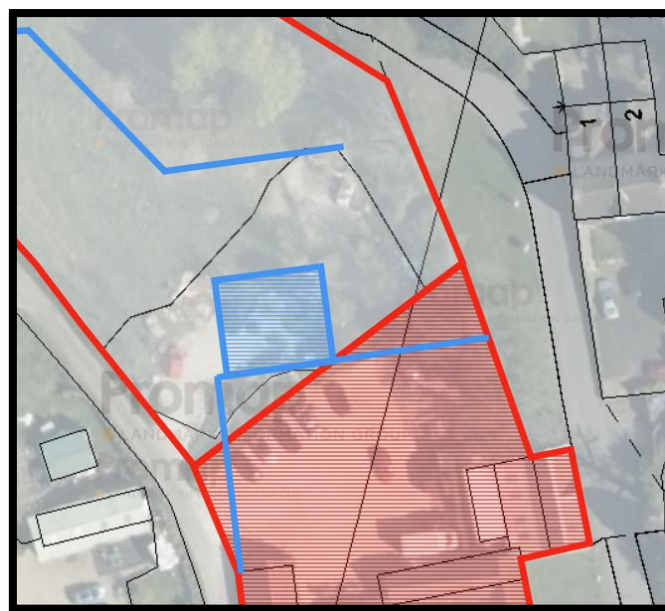
The following extract shows a section through the site showing that there are level changes on site and that the proposed building will be on built up ground and as such there will be minimal excavation:



The red dotted line in the above extract comprises existing ground levels.

The proposed vehicular parking area is to be informal and comprise of gravel on the existing surface – no excavation is anticipated.

The following extract comprises an aerial photograph of the site overlaid onto the ordnance survey map for the site – in addition the proposed storage barn and vehicular parking area is shown. As such it shows the location of the Roman Road in relation to the proposed works, as follows:



Depending on the accuracy of location of the plotted Roman Road the proposed storage barn will be some 8m from its centre – given that such roads are 2.37m wide there may well be no impact on it.

Policy advice

Reference is drawn to the National Planning Policy Framework (December 2024) which makes the following comments with regard to heritage assets.

202. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations

203. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

(d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

(e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

(f) the desirability of new development making a positive contribution to local character and distinctiveness; and

(g) opportunities to draw on the contribution made by the historic environment to the character of a place.

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

215. *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.*

216. *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.*

Assessment

It is important to ensure that, with regard to heritage statements that *the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.*

Given the context of the site it is clear that the only impact on heritage assets will relate to the potential impact of the proposed development on the Roman Road that runs along the edge of the application site.

Due to the means of construction of the proposed barns – i.e. with minimal ground excavation and by the use of localised concrete pads supporting a steel structure – it is clear that potential ground disturbance and impact will be minimal.

It is clear that such impact will be less than significant and that the benefits of the scheme, namely the contribution to the local economy and community are weighed significantly in favour of the proposed development.

It is therefore suggested that consent should be granted for the development subject to appropriate conditions in respect of archaeological investigation.